

# 8-12a Alabala Close

| Washingborough | Lincoln | LN4 1SD |

Lambert  
Smith  
Hampton

- ✔ Multi-Unit Freehold Block Comprising 6 Apartments
- ✔ Gross Income: £63,600 pa
- ✔ Estimated Market Rental Value: £69,000 pa
- ✔ Guide Price: Upon Application

**FOR SALE**

## RESIDENTIAL INVESTMENT OPPORTUNITY

FOR SALE BY PRIVATE TREATY



# Summary

- ✓ Modern block of 6 self-contained apartments constructed in 2020
- ✓ Situated within grounds extending to circa 0.61 acres (0.25 ha)
- ✓ Sought after village location with excellent access to A46, A15 and the City Centre
- ✓ All 6 apartments occupied producing a gross income of £63,600 per annum
- ✓ Each apartment benefits from the remainder of a 10 year structural warranty
- ✓ Freehold for sale subject to existing assured shorthold and statutory periodic tenancies

Indicative Red line Freehold

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8-12a Alabala Close



# Washingborough

LINCOLN

Lincoln Cathedral

Lincoln Castle



A15

A15

New Sainsburys  
Washingborough

Washingborough Academy  
& Penfold Nursery

Lincolnshire Co-op

8-12a Alabala Close



# Location



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Washingborough is a well-connected and thriving village situated approximately 3 miles east of Lincoln city centre, offering a strategic location for residential investment. The village benefits from strong local demand, driven by its proximity to Lincoln's employment hubs, universities, and transport links, while retaining the appeal of a semi-rural setting.

The area is well-served by a range of amenities including a Co-op supermarket, New Sainsbury's supermarket been built on Lincoln Road, primary school, medical centre, pharmacy, and local eateries, making it attractive to a broad tenant demographic—from young professionals and families to retirees. The Water Rail Way cycle and walking route provides scenic access into Lincoln, enhancing the lifestyle appeal for residents.

Washingborough is well-connected via the A15, A46, and A1, with regular bus services into Lincoln and surrounding areas. Lincoln Central Station offers direct rail services to London, Nottingham, and Sheffield, supporting commuter demand.

The village's combination of strong rental demand, low vacancy rates, and ongoing residential development makes it a compelling location for investors seeking stable returns and long-term capital growth.





## Description

A rare opportunity to acquire a modern freehold block of six high-specification apartments, situated in a quiet cul-de-sac within the desirable village of Washingborough, just 3 miles east of Lincoln city centre.

The property comprises a purpose-built development of six self-contained two-bedroom apartments, arranged over two floors, each with its own private entrance. The apartments are finished to a high standard throughout and benefit from:

- Two double bedrooms per unit
- Open plan living/kitchen/dining areas
- Modern fitted kitchens with integrated appliances
- Contemporary bathrooms with shower over bath
- Gas central heating and double glazing
- Two allocated parking spaces per apartment
- Landscaped communal grounds



The block is fully let and offers strong rental demand due to its proximity to Lincoln, local amenities, and major transport links including the A46, A15, and nearby RAF bases (Waddington, Coningsby, Cranwell, and Digby), making it particularly attractive to professionals and service personnel.

This is an ideal turnkey investment offering immediate income, low maintenance, and long-term capital growth potential in a well-established residential location.

The property is shown on the site plan edged red for identification purposes only. The total site area extends to approximately 0.61 acres (0.25 hectares).

 Indicative Red line Freehold





8-12A ALABALA CLOSE, WASHINGBOROUGH, LINCOLN LN4 1SD

\* The Seller intends to serve Section 13 notices on the tenants of flats 10, 11 and 12 on 1 November 2025 to increase rents in line with current market rental value.

\*\* Deposit Replacement from Reposit Group Ltd ([www.reposit.co.uk](http://www.reposit.co.uk))

Tenancy Schedule

#	Type	Floor	Beds	GIA		Tenancy			Current Rent		Estimated Rent *		Deposit	EPC	CT	Notes
				sq ft	m2	Term	Start	End	pcm	pa	pcm	pa	Held		Band	
8	Flat	Ground	2	627	58.29	12 months	05/05/2023	04/05/2024	£1,000	£12,000	£1,000	£12,000	£1,153	B	A	Statutory periodic tenancy
9	Flat	First	2	685	63.67	12 months	10/10/2025	09/10/2026	£950	£11,400	£950	£11,400	£0**	B	A	
10	Flat	Ground	2	627	58.29	12 months	01/07/2024	30/06/2025	£850	£10,200	£950	£11,400	£850	B	A	Statutory periodic tenancy
11	Flat	First	2	685	63.67	12 months	02/01/2023	01/01/2024	£775	£9,300	£950	£11,400	£725	B	A	Statutory periodic tenancy
12	Flat	First	2	685	63.67	12 months	19/11/2021	19/11/2022	£775	£9,300	£950	£11,400	£675	B	A	Statutory periodic tenancy
12a	Flat	Ground	2	627	58.29	6 months	28/02/2025	27/08/025	£950	£11,400	£950	£11,400	£1,096	B	A	Statutory periodic tenancy
				3,936	365.88				£5,300	£63,600	£5,750	£69,000	£4,499			

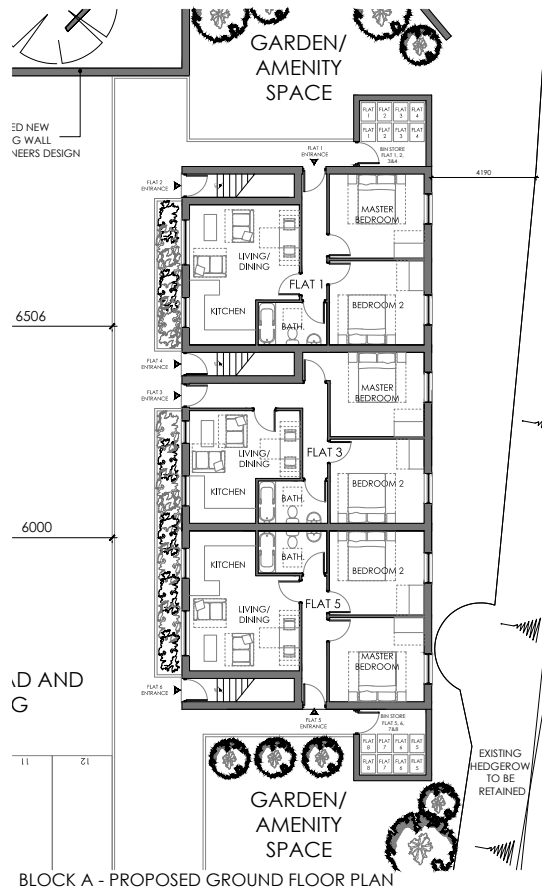




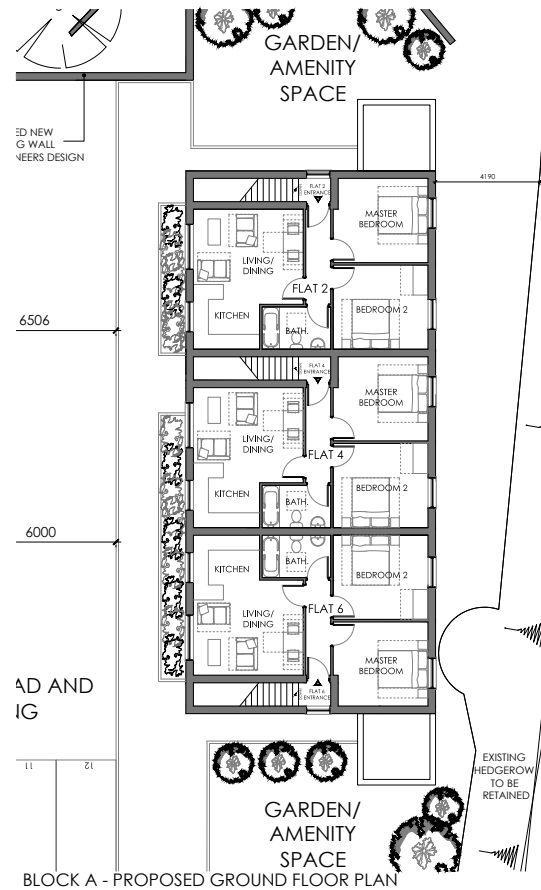




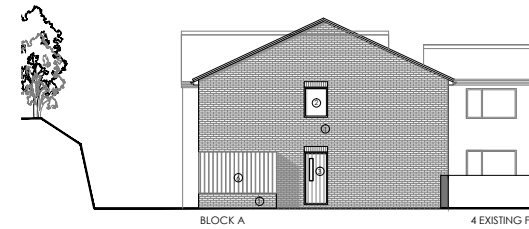
# Floor Plans



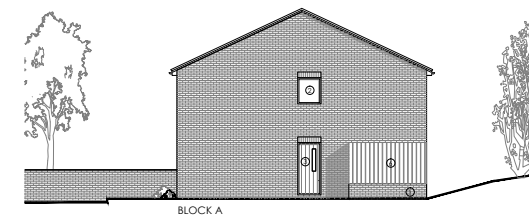
BLOCK A - PROPOSED GROUND FLOOR PLAN



BLOCK A - PROPOSED GROUND FLOOR PLAN



DD - EAST ELEVATION

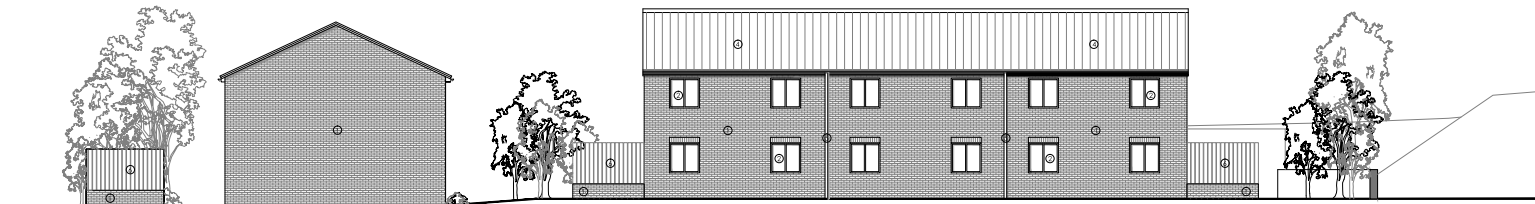


CC - WEST ELEVATION

- ① Grey Brick to match existing
- ② White uPVC Windows to match existing
- ③ Timber Door
- ④ Dark Grey Concrete Roof Tiles to match existing
- ⑤ White Rainwater Pipes to match existing
- ⑥ Timber Fencing



AA - NORTH ELEVATION



BB - SOUTH ELEVATION

## Revisions

1. 14.01.14 - A - Number of residential units reduced from 10 to 8 and bin store added.

2. 08.02.14 - B - Access road width increased to 5.0m minimum following comments from highways.

Project  
Residential Development,  
Washingborough

Client  
Graham Croft

Drawing  
Proposed Block A  
1:100@ A1

Date  
08.12.2015

**core+**  
architects

www.core-architects.co.uk

The Terrace, Grantham Street, Lincoln, LN2 8ED 01522 523902  
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PLANNING

499-2-013

B



# Planning History

North Kesteven District Council:

Application	Description	Date of Decision	Decision
16/0878/FUL	Proposed erection of 2no, two storey residential buildings creating 8no flats	06/09/2016	Approved
19/0944/DISCON	Application to discharge conditions 2 (site levels) 3 (construction method statement) 4 (land contamination) 5 (tree protection) 7 (tree, shrub & hedge planting) re planning permission 16/0878/FUL	5/08/2019	Approved
20/0434/PNMAT	Application for a non-material amendment following the grant of planning permission 16/0878/FUL	08/04/2020	Prior Approval Not Required

## Services

Each apartment is connected to all mains services. As all apartments are self-contained, tenants are currently responsible directly for their own bills.

We have not tested any of the services and all interested parties should rely on their own enquiries with the relevant utility companies in connection with the availability and capacity of all services serving the property.

## Local Authority (Council Tax)

North Kesteven District Council, Council Offices, Kesteven Street, Sleaford NG34 7EF.

## VAT

We understand that the vendor has not opted to tax the land and buildings and VAT will therefore not be applicable to the sale price.



## Viewing and Further Information

Strictly by prior appointment through the Vendor's sole selling agent:

**Andrew France** BSc (Hons) MRICS

M: 07548 706 333

E: AFrance@lsh.co.uk

**Lambert Smith Hampton**

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## EPC

Copies are available upon request.

## Legal Costs

Each party is to be responsible for their own legal and professional costs.

## Tenure

Freehold (LL394896 & LL384015) subject to existing assured shorthold and statutory periodic tenancies.

## Guide Price

Upon application.