

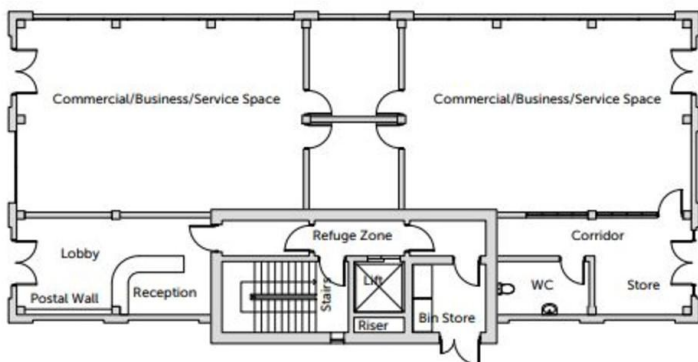
FOR SALE

City Centre Development Site for Apartments and Commercial Usage

Tentercroft Street, Lincoln, LN5 7DB

Guide Price £325,000

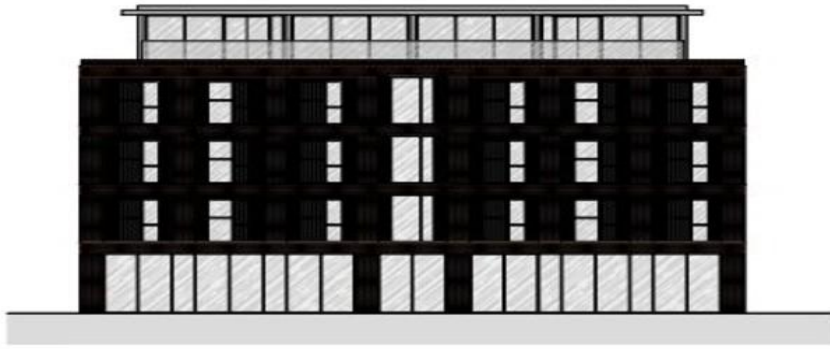
We are pleased to offer for sale this exciting development opportunity. This cleared site has Planning Consent for the construction of a five-storey building with commercial/business space at ground floor and a total of 11 apartments at first, second, third and fourth floor levels, located within close proximity of Lincoln City Centre. Full information can be found via the City of Lincoln Council Website under Planning Application Number - 2020/0826/FUL. Further details are available on request.



PROPOSED GROUND FLOOR
1 : 100



Tentercroft Street, Lincoln, LN5 7DB



PROPOSED NORTH ELEVATION
1:200



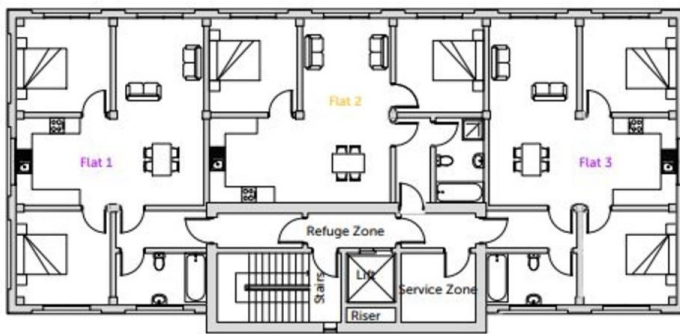
PROPOSED WEST ELEVATION
1:200



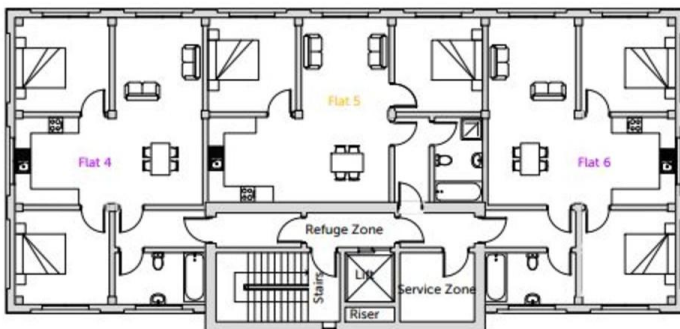
PROPOSED SOUTH ELEVATION
1:200



PROPOSED EAST ELEVATION
1:200



PROPOSED FIRST FLOOR
1:100



PROPOSED SECOND FLOOR
1:100

LOCATION

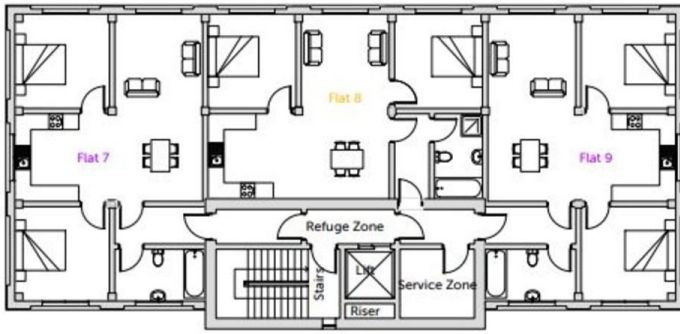
Tentercroft street is a recently improved link-road between the city centre's High Street and Canwick Road (A1434) with a full range of amenities within walking distance including Lincoln Railway Station and the central Bus Station providing excellent transport links. The site is also within close proximity of the prime retail district within Lincoln City Centre and the University.

DESCRIPTION

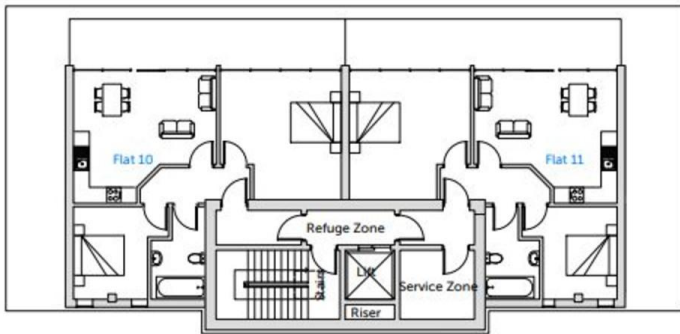
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At ground floor level, the commercial space extends to 177.5 sq.m and in addition, there are store rooms and WC facilities extending to a further 24.6 sq.m.

The upper floor apartments vary in size between 67.3 sq.m and 77.2 sq.m with each apartment comprising generously proportioned two bedroom living accommodation with upper floors accessible via a passenger lift. Detailed design drawings are available upon request.



PROPOSED THIRD FLOOR
1:100



PROPOSED FOURTH FLOOR
1:100

Externally, the property will sit within landscaped grounds and incorporate four vehicle parking spaces together with cycle racks.

SERVICES

Mains water, drainage, gas and electricity are all available within Tentercroft Street.

EPC RATING – Not Applicable.

TENURE

The site is understood to be held on a Freehold basis. We are not aware of any covenants or restrictions which could have an adverse impact on value.

VAT

VAT may be applicable in addition to the purchase price.

VIEWINGS

Interested parties are welcome to visit the site which is visible/accessible from the Public Highway.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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29-30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
commercial@mundys.net
01522 556088

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

