



Residential Development For Sale 20 Carline Road Lincoln, LN1 1HG

Price £475,000

A rare development land opportunity in a sought-after location. The land comprises two building plots with Planning Permission for a pair of 4-storey Semi-Detached Houses with Garaging. Alternatively, the site is considered potentially suitable for the development of one larger detached house (subject to Planning Permission). The site occupies a superb location overlooking the city, close to the Castle and Cathedral. City of Lincoln Council Application Number: 2022/0378//FUL.





SOUTH WEST ELEVATION



NORTH EAST ELEVATION

SERVICES

Mains electricity, water, drainage, gas are connected into the road however have not been connected.

EPC RATING – Not Applicable.

TENURE

The land is offered freehold with vacant possession.

VAT

To be confirmed.

LEGAL COSTS

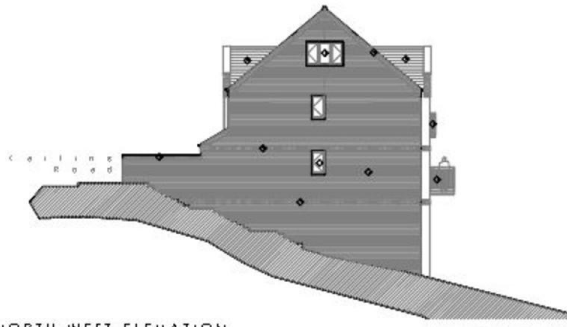
Each party is responsible for their own legal costs in connection with the sale.

NOTE

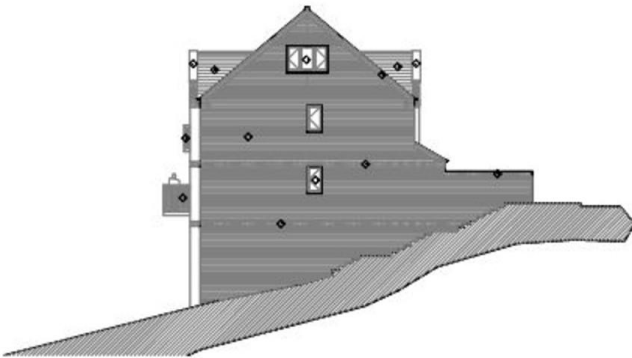
The visuals attached are for illustration purposes only.

VIEWINGS

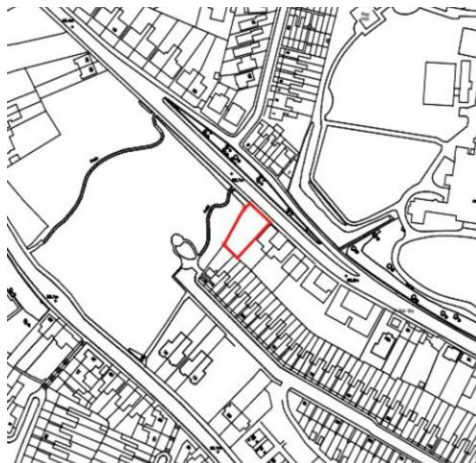
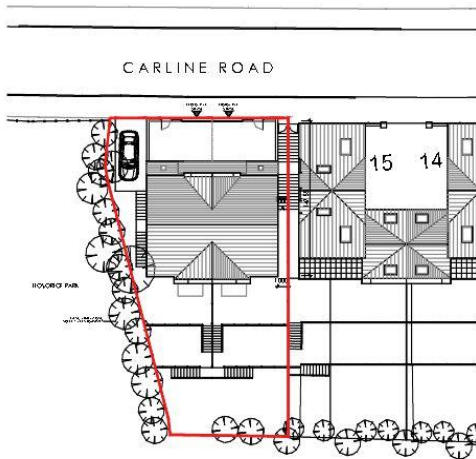
By prior appointment through Mundys.



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



LOCATION

The property is situated in an established residential area in a superb location overlooking the city in an uphill location close to the castle and cathedral and within a few minutes for the downhill city centre and close to all amenities within the bailgate area and is within a short distance of the main city centre and the main University Campus. The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery.

ACCOMMODATION

Each property has the following accommodation: Four storey semi-detached properties:

Basement = 74 sqm

Comprising an impressive open-plan living kitchen space with patio doors onto the garden together with a games room.

Ground Floor = 36 sqm

In addition to the integral single garage there is a study/bedroom together with a bathroom/WC combined.

Garage = 16 sqm

First Floor = 52 sqm

Comprising two further bedrooms with a Jack and Jill En-Suite Bathroom.

Second Floor = 37 sqm

Comprising Master Bedroom with En-Suite Bathroom and Velux roof terrace with stunning views across the city.

Total = 215 sqm

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 into 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

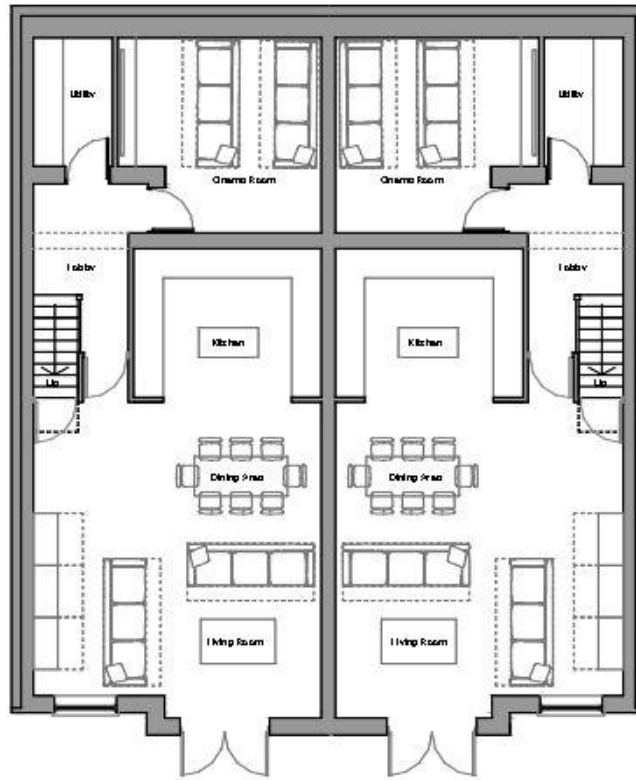
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

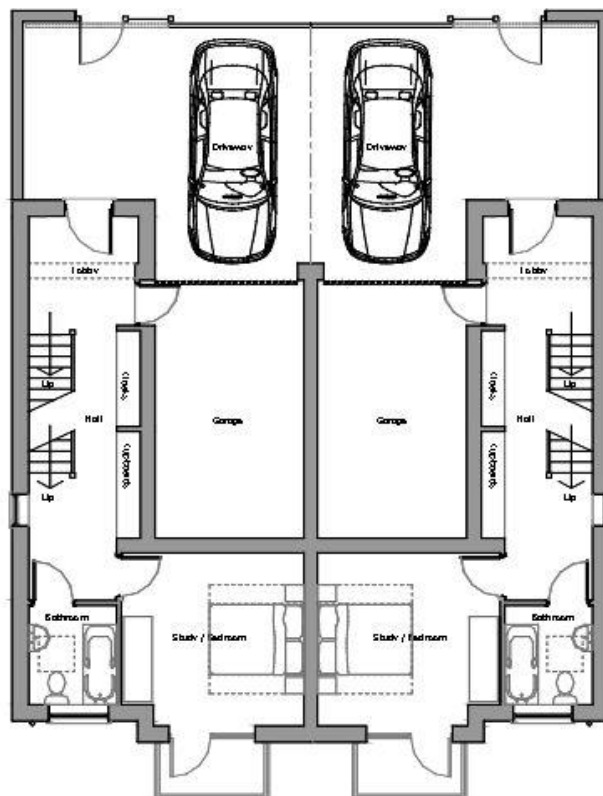
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

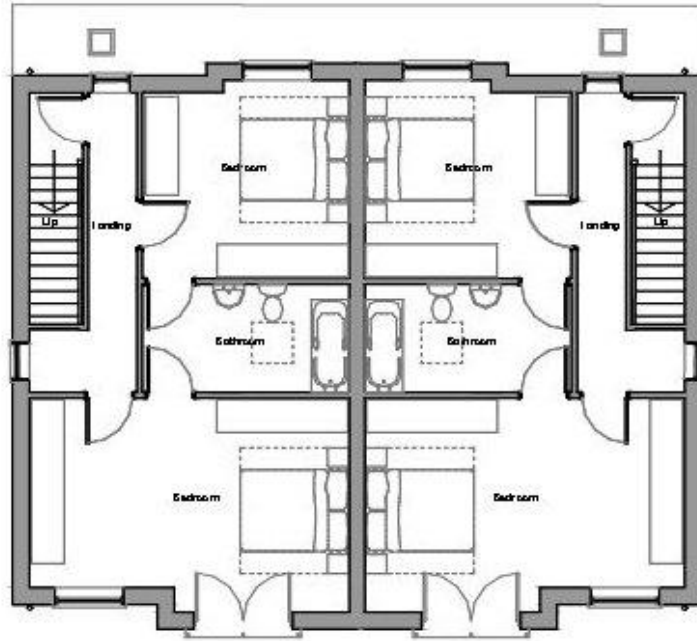
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



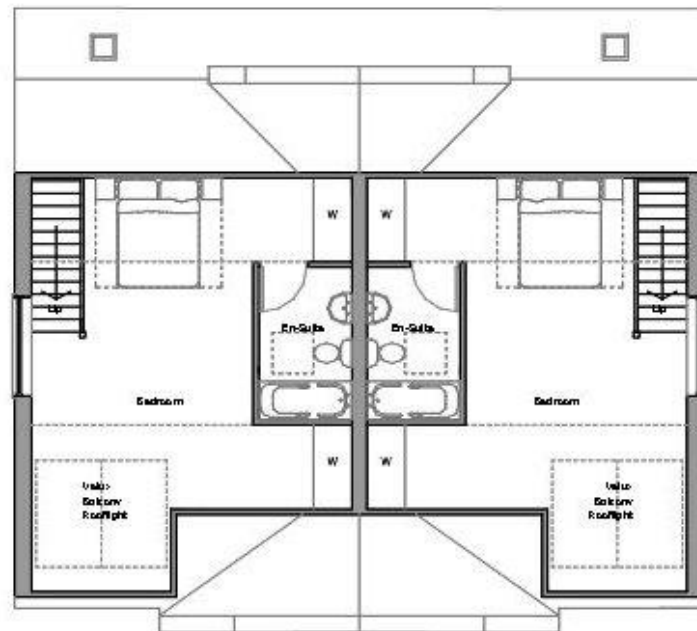
-1 FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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.

