



Residential
LAND OPPORTUNITY

DELPH ROAD | BRANSTON BOOTHS | LINCOLN

THREE INDIVIDUAL DWELLINGS
WITH FULL PLANNING PERMISSION

THE NEW
HOMES
AGENT

LAND AT DELPH ROAD, BRANSTON BOOTHS LOCATION

Located 5 miles east of Lincoln City Centre, Branston Booths is a rural hamlet of approximately 50 properties with a blossoming community spirit.

Surrounded by the larger villages of Potterhanworth, Branston, Washingborough and Heighington (all within a 3 mile radius), residents of Branston Booths enjoy easy access to neighbouring amenities which include 'Good' rated Primary Schools, Branston Community Academy, Co-Op and Spar food stores and several pubs (all rated 4.1 - 4.6 stars on Google Reviews). Also nearby are Washingborough Hall Hotel, Hanworth Country Park and Washingborough Community Centre with a large children's play area, sports courts etc.



“ The property extends to a total of 1497m² ”

The new Eastern Bypass is 4 miles from Branston Booths giving easy access to the south and north of Lincoln, including Lincoln Cathedral and historic quarter and Lincoln County Hospital (approx. 15 minutes' drive).

There is a regular bus service to/from Lincoln and onwards to Bardney and Horncastle. Also, buses to local schools including access by bus (at time of writing) to Queen Elizabeth Grammar School in Horncastle.

Lincoln City Centre is within easy access and has all the amenities of a major Urban area, with a buzzing shopping district in the centre of town with bars, clubs and both major restaurant chains and small independent boutique eateries. There is also a thriving University which is driving the local nightlife as well as other aspects of the local economy. Lincoln is a city 'on the rise', with local prices set to soar over the next decade due to a mass of inward investment into the city.



PROPERTY AREA & TYPE

This is a unique opportunity to acquire a parcel of land (total of 1497m²) on the outskirts of the village. Delph Road is a 'no through road', terminating at the River Witham. Because of this, there is very little passing traffic, primarily agricultural. Each plot enjoys uninterrupted open countryside views both to the front (towards the city of Lincoln) and to the rear (towards the Wolds). This rural, peaceful, idyllic setting would ideally suit walkers, dog owners or families with young children particularly, or anyone wishing to enjoy the countryside whilst still being close to the city and amenities.

The plots are predominantly level and regularly shaped and will have access from Delph Road via individual newly created driveways. Each plot has planning permission for a unique, individual Architect designed detached property (Ref. Kingsmead Design).



PLANNING DETAILS

Full and detailed Planning Permission was granted on 13 August 2021 by North Kesteven District Council (see NKDC Ref. 20/1554/FUL) for the erection of 3 new build properties. Further improvements to the scheme by a NMA application recently approved (see NKDC 22/0810/PNMAT) and a Change of Use application (decision expected by 8 September 2022) would allow the red line for the site to be extended to 1497m², increasing the garden sizes for each plot. It is expected that this application will be approved.

North Kesteven Planning Application Reference Numbers: 20/1554/FUL and 22/0810/PNMAT

The development land will be sold on the understanding that the developer will proceed in line with the approved planning permission. Any changes to the planning consent, would first need approval from the original landowner.

BUILDING REGULATIONS

The building regulations application for the new properties was submitted prior to 15 June 2022, enabling the purchaser to be able to build under building regulations applicable on the date of application, if preferred.

SERVICES

It is understood that mains electricity, water and waste are available on Delph Road (WPD have confirmed available capacity). Purchasers will need to make their own enquiries in relation to making new connections.

POSSESSION

The development land sits within the title of the existing landowner's property. However, the title is due to be split upon sale and therefore this parcel of land is advertised with no onward chain.

TENURE

Freehold

VAT

No VAT is chargeable on the sale

GUIDE PRICE

Price available on application

LEGAL COSTS

Each party is responsible for their own legal costs

VIEWINGS

Arrange viewings in advance via The New Homes Agent. The vendor resides at the property so an appointment must be made in order to respect their privacy.

SITE PLAN



PLOT 1

4 Bedrooms
Double Garage
Study

TOTAL SIZE 2,226SQFT

PLOT 2

4 Bedrooms
3 Bathrooms
Open Plan Kitchen

TOTAL SIZE 2,412SQFT

PLOT 3

4 Bedrooms
Double Garage
Study

TOTAL SIZE 2,106SQFT

Disclaimer

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. CGI imagery has been provided as a guide only and represents how the architect intends for the properties to look once complete. The external aesthetic of the site will ultimately be the responsibility of the purchaser/builder and so these CGI images cannot be relied upon as a true representation.



“ Enjoy the countryside
whilst still being close
to the city & amenities

PLOT 1

4 BEDROOM
DETACHED HOUSE
WITH DOUBLE
GARAGE



TOTAL SIZE
2,226sq ft | 207m

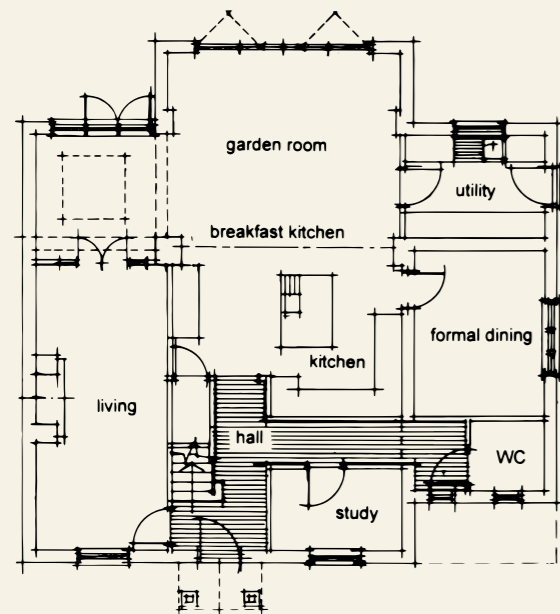
PLOT 2

4 BEDROOM
DETACHED HOUSE
WITH DOUBLE
GARAGE

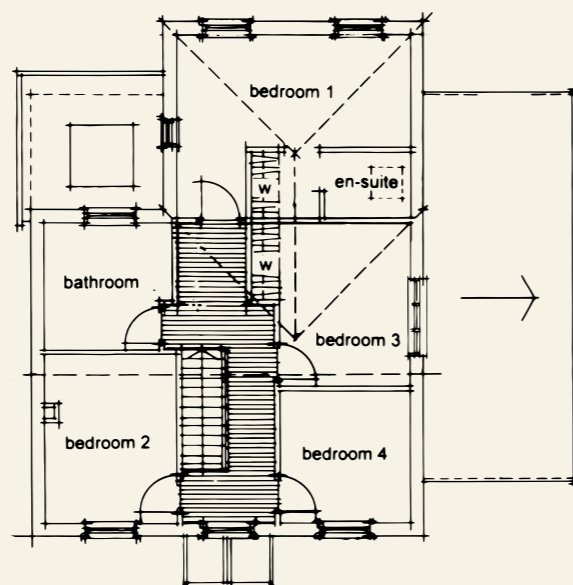


TOTAL SIZE
2,412sq ft | 224m

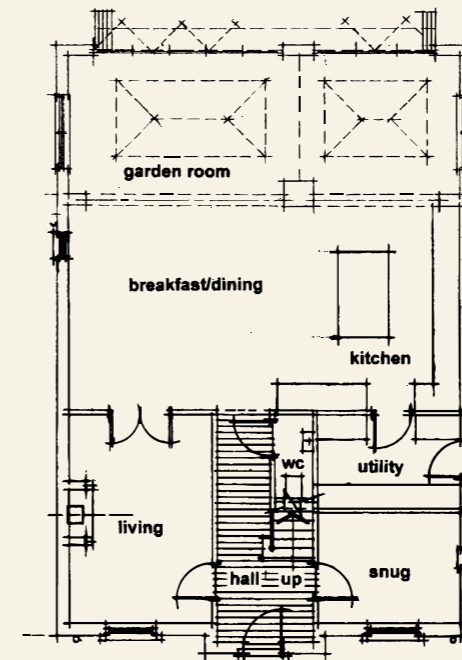
GROUND FLOOR



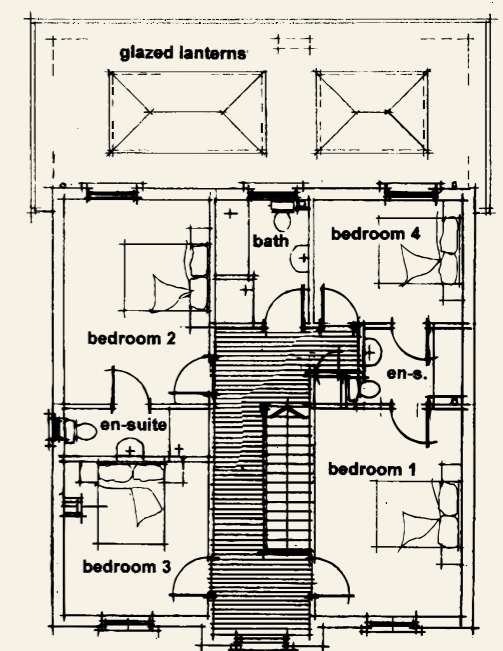
FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



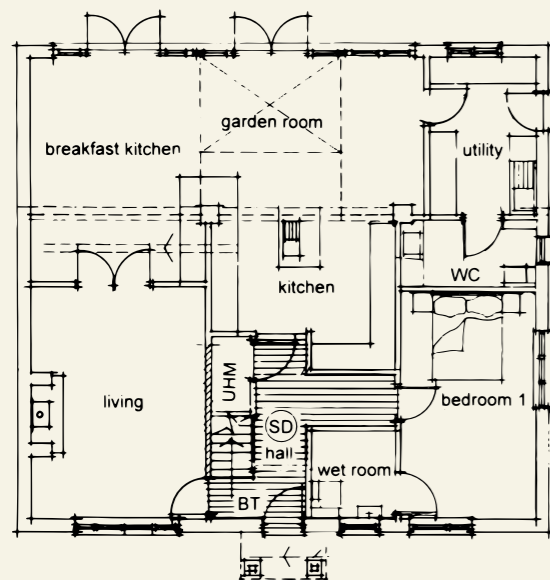
PLOT 3

4 BEDROOM
DETACHED HOUSE
WITH DOUBLE
GARAGE

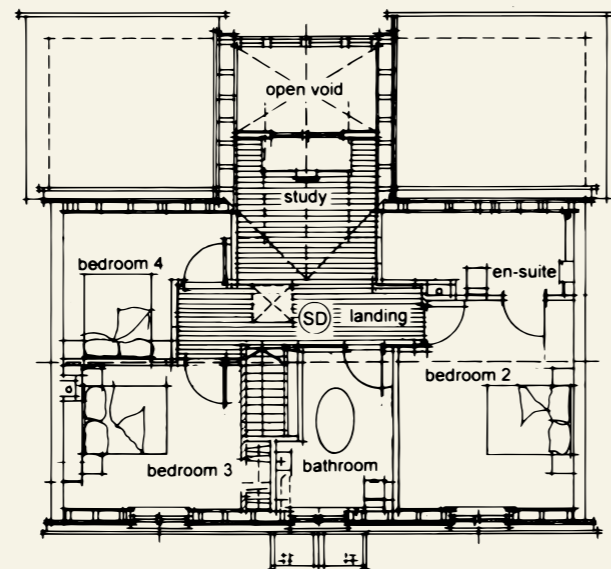


TOTAL SIZE
2,106sq ft | 196m

GROUND FLOOR



FIRST FLOOR



AERIAL VIEWS



THE NEW
HOMES
AGENT

SALES ENQUIRIES

THE NEW HOMES AGENT

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