



## LAND FOR SALE | DEVELOPMENT OPPORTUNITY

LAND AT ALBION CLOSE, LINCOLN LN1 1DT

- Development Opportunity (subject to planning)
- Approximately 3.4 Hectares (8.47 Acres)
- Well located to the west of the City of Lincoln
- Good range of local facilities
- Quick access onto A46 & A57

**Guide: £500,000**

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**BROWN & CO JHWalter**

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## LOCATION

Albion Close, off Long Leys Road is positioned to the west of Lincoln city centre and therefore within easy reach of the Cathedral quarter and Bailgate area of the City. Transport links include the A46 & A57 which provides access to the A1. The property adjoins houses built to a high ecological standard.

## DESCRIPTION

The property is currently grassland land with a mixture of parkland trees which extends to approximately 3.4 hectares (8.47 acres). For historic, land use reasons, much of the property will be suitable for amenity land or for uses to enhance the environment but around a quarter of the property offers the opportunity for residential development subject to planning and usual site investigations.

## PLANNING

Interested parties should make their own enquiries with City of Lincoln Council on 01522 881188 to confirm that their proposed use of the property will be acceptable.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this catalogue.

## SERVICES

We understand that mains water, drainage, gas and electricity are available in the locality. Interested parties should make their own enquiries of the service providers to confirm availability and capacity of services.

## TENURE & POSSESSION

Freehold with vacant possession upon completion.

## GUIDE PRICE

£500,000, Offers are invited for consideration.

## VAT

Prices quoted is exclusive of, but may be liable to, VAT at the prevailing rate. Brown & Co JHWalter have been advised by the client that they have not elected to charge VAT.

## PLANS

The plans attached to these particulars are for identification purposes only and do not constitute part of the contract. They are not to scale.

## LEGAL COSTS

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

For further information or to arrange a viewing please contact sole agents Brown&CoJHWalter:

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