

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 PRICE: £500,000 FREEHOLD

William Gaunt

Brown&Co

M: 07919 694235

T: 01522 504322

E: william.gaunt@brown-co.com

John Elliott

Brown&Co

M: 07919 694223

T: 01522 457182

E: john.elliott@brown-co.com

Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH

T 01522 457800 | E lincoln@brown-co.com

BROWN & CO JH Walter

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). Some of the property offers the opportunity for residential redevelopment. We estimate that the area that may be available subject to planning and usual investigations amounts to about 1.66 hectares (4.1 acres) subject to confirmation through further investigation. For historic land use reasons, some of the property will be suitable for environmental schemes and amenity land.

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.

TOWN AND COUNTRY 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

TENURE & POSSESSION

Freehold with vacant possession upon completion. While the whole property is available for sale, the vendor will consider working collaboratively in respect of the potential amenity/environmental land.

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.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

AGENT

William Gaunt

01522 504322

07919 694235

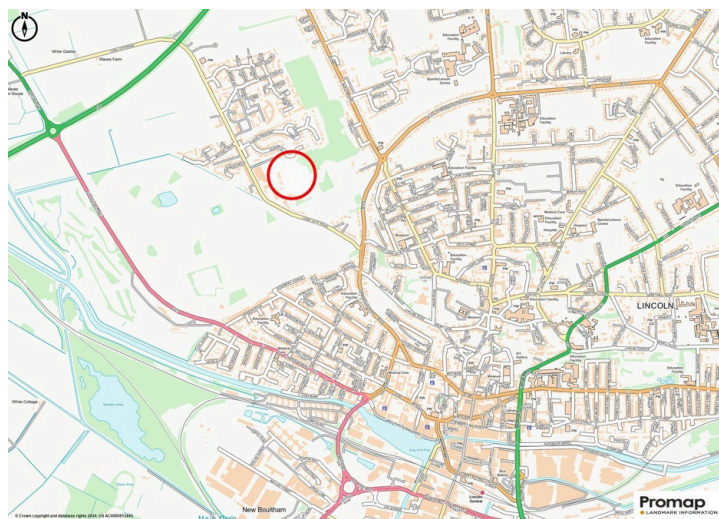
willim.gaunt@brown-co.com

John Elliott

01522 457182

07919 694223

john.elliott@brown-co.com



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.28/06/2024

Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH

T 01522 457800 | E lincoln@brown-co.com

BROWN & CO JHWalter

Property and Business Consultants