



DEVELOPMENT OPPORTUNITY

Linelands | All Saints Lane | Nettleham | Lincoln | LN2 2NT

- Approximately 0.4 hectares (0.98 acres)
- Potential Development STP
- Site allocated within West Lindsey District Council Local Plan
- Walking distance of village centre
- Popular village with a range of local amenities
- Closing date for offers: 12 noon 23rd September 2021

Guide £500,000

Will Gaunt

Brown&CoJHWalter
Lincoln

M: 07919 694235

T: 01522 457182

william.gaunt@brown-co.com

BROWN & CO JHWalter

Property & Business Consultants

brown-co.com

LOCATION

Nettleham is a large, picturesque village with a green at its centre, a beck running through it and many of the houses constructed of local limestone. Local amenities include public houses, a co-op, hairdressers, newsagent, Anglican and Methodist churches. Nettleham is situated just three miles north of the Cathedral City of Lincoln. The property is located in a sought after residential location and the site offers the opportunity for high density, high quality development.

DESCRIPTION

A great opportunity to develop a former care/nursing home on a site of 0.4 hectares (0.98 acres). The site is allocated within the West Lindsey District Council Local Plan, and the Nettleham neighbourhood plan highlights the property as a potential development site for 30 new homes "for older people".

ACCOMMODATION

JHWalter have been advised by the Seller that the total gross internal area of the existing buildings are 1,475m² (15,877 sq ft).

The property has been measured on a gross internal basis in accordance with the RICS code of measuring practice which produces very similar floor areas to the IPMS3 basis of the International Property Measurement Standards.

RATEABLE VALUE

Interested parties are advised to contact West Lindsey District Council on 01427 676676 to establish the rates payable.

SERVICES

We understand that mains gas, electricity, water and drainage are available to the property. Interested parties should make their own enquiries with relevant service providers to confirm that supply is sufficient for their use.

PLANNING

Interested parties should make their own enquiries with to West Lindsey District Council on 01427 676676 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.

JHWalter have been advised that there is a right of way in favour of the adjoining owner (Longhurst Property) for all purposes over the area of road shown shaded in yellow on the plan attached to these particulars which translates on the ground to be the rear car park (behind the farm gate). There is also a pedestrian right of way in favour of the residents of Longhurst's property from All Saints Lane over the existing footpath that runs right up to the front of the Linelands main entrance and then eastwards into Longhursts land.

TENURE & POSSESSION

Freehold with Vacant Possession.

GUIDE PRICE

£500,000. Offers are invited for consideration.

VAT

Prices quoted in these particulars are net of VAT. We are informed by the vendor that they have not elected to charge VAT.

LEGAL COSTS

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

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

VIEWING

For further information or to arrange a viewing please contact sole agents Brown&Co.JHWalter:

William Gaunt

01522 457182

william.gaunt@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 of 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.

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH
01522 457800 | lincoln@brown-co.com

BROWN & CO JHWalter

Property & Business Consultants
brown-co.com