



Villa Farm,  
Norton Disney, Lincoln

**BROWN & CO** JH Walter





Lot 1 - Around 20.75 Acres



Lot 2 - Around 7.12 Acres



Lot 3 - Around 7.84 Acres



Lot 4 - Around 37.83 Acres



## Villa Farm, Norton Disney, Lincoln

Around 73.54 acres of arable, woodland and grassland along with two semi-detached bungalows which have full planning permission for two substantial replacement dwellings extending to around 3,250 sq ft each. The property will be offered as a whole or in four lots

Villa Farm as a whole £1,050,000

Lot 1 – Around 20.75 acres with planning consent for two x 3,250 sq ft dwellings £600,000

Lot 2 – Around 7.12 acres of grassland £70,000

Lot 3 – Around 7.84 acres of arable land £80,000

Lot 4 – Around 37.83 acres of arable/grassland £300,000



### Location

The land is situated on Folly Lane, Norton Disney which is a rural, but very accessible location just off the A46 which connects Lincoln to Newark. The A1 and high speed rail network with a direct train to London in 70 minutes can also be found at Newark. The village of Norton Disney is around 2.5 miles away and offers a public house and a church. The large village of Collingham around 2.5 miles to the west which boasts a raft of amenities including Schools, shops, supermarket, public house and a train station.

### Town & Country Planning

The site was granted outline planning permission on the 14th March 2022 by North Kesteven District Council under application number 21/1426/OUT for the proposed demolition of 2 no. existing semi-detached dwellings and erection of 2 no. detached dwellings (outline application with details of scale, layout and access).

There was also a subsequent application for a non-material amendment to increase the dwelling footprints which was approved by North Kesteven District Council on the 23rd June 2022 under application number 22/0772/PNMAT. Copies of all these permissions are available from the selling agent or from the NKDC planning portal.

### The Land

The land was photographed after a sustained period of rain and does not usually lay wet.

The land is classified as grade 3 and is described by the Soil survey of England and Wales as Wickham 2 which is slowly permeable seasonally waterlogged fine loamy over clayey, fine silty over clayey and clayey soils. Small areas of slowly permeable calcareous soils on steeper slopes. It is suitable for winter cereals and grassland in the Midlands.

### Easements, Wayleaves & Rights of Way

The property is sold subject to and with the benefit of all rights of way. Wayleaves and easements that may or not exist whether or not they

### Tenure & Possession

Freehold and for sale by private treaty.

### History

Within the grassland of Lot 4 there is a scheduled monument and further information can be found on the link below by placing list number 1005018 in the search bar.

<https://historicengland.org.uk>

### Services

We understand that the bungalow site offers mains water and electricity with drainage to a private system, however interested parties are advised to make their own enquiries as to the cost and availability of services.

### Viewing Procedure

The land and buildings may be viewed during daylight hours. Please note due to structural concerns access to the bungalows will not be permitted.

### Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter 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) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### Agents

James Mulhall 07919 694232 [james.mulhall@brown-co.com](mailto:james.mulhall@brown-co.com)

Ian Walter 07919 694230 [ian.walter@brown-co.com](mailto:ian.walter@brown-co.com)









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# Site Block Plan

Revision	Description	Date
B	Dwelling footprint amended	05-08-22
A	Setting of dwelling units amended, driveway notes added	18-07-22

**Oakwell Homes Ltd**

Residential Development  
 Villa Farm, Folly Lane, Norton Disney  
 Lincoln, Lincolnshire

Drawing: Site Block Plan - Proposed

Status: Planning

Scale: 1:500 @ A1

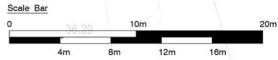
Date: July 2021

Draw No: 1543H/003

Revision: B Drawn by: mdf

Artech Designs Ltd  
 Architectural Consultancies  
 25, Millers Lane, Gidea Park  
 Lincoln, LN4 1JH  
 Tel: 01522 800288  
 Email: 01522 810200  
[www.artechdesigns.co.uk](http://www.artechdesigns.co.uk)





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**Schedule:**

Site Area = 5785m<sup>2</sup> or 0.58ha

**Dwelling Units:**

Gross Internal Floor Areas:  
Plot 1 - 302m<sup>2</sup> or 325m<sup>2</sup>  
Plot 2 - 302m<sup>2</sup> or 325m<sup>2</sup>  
(Min. 4 Bed Dwellings to each plot)

**Dwelling External Footprint Areas:**

Plot 1 - 196.28m<sup>2</sup>  
Plot 2 - 196.28m<sup>2</sup>

Total footprint area of proposed dwellings = 392.56m<sup>2</sup>

**Parking Provision:**

Each dwelling unit has a min. 3no parking spaces

\*Dwelling Units are generally proposed to be 2-storey in height with a typical eaves height of 5.2m and ridge height of 9.0m

\*Dashed blue outline indicates dwelling footprint as planning approved ref: 21/1426/OUT

Existing drive access to retain a min. 2.7m width, wider where appropriate

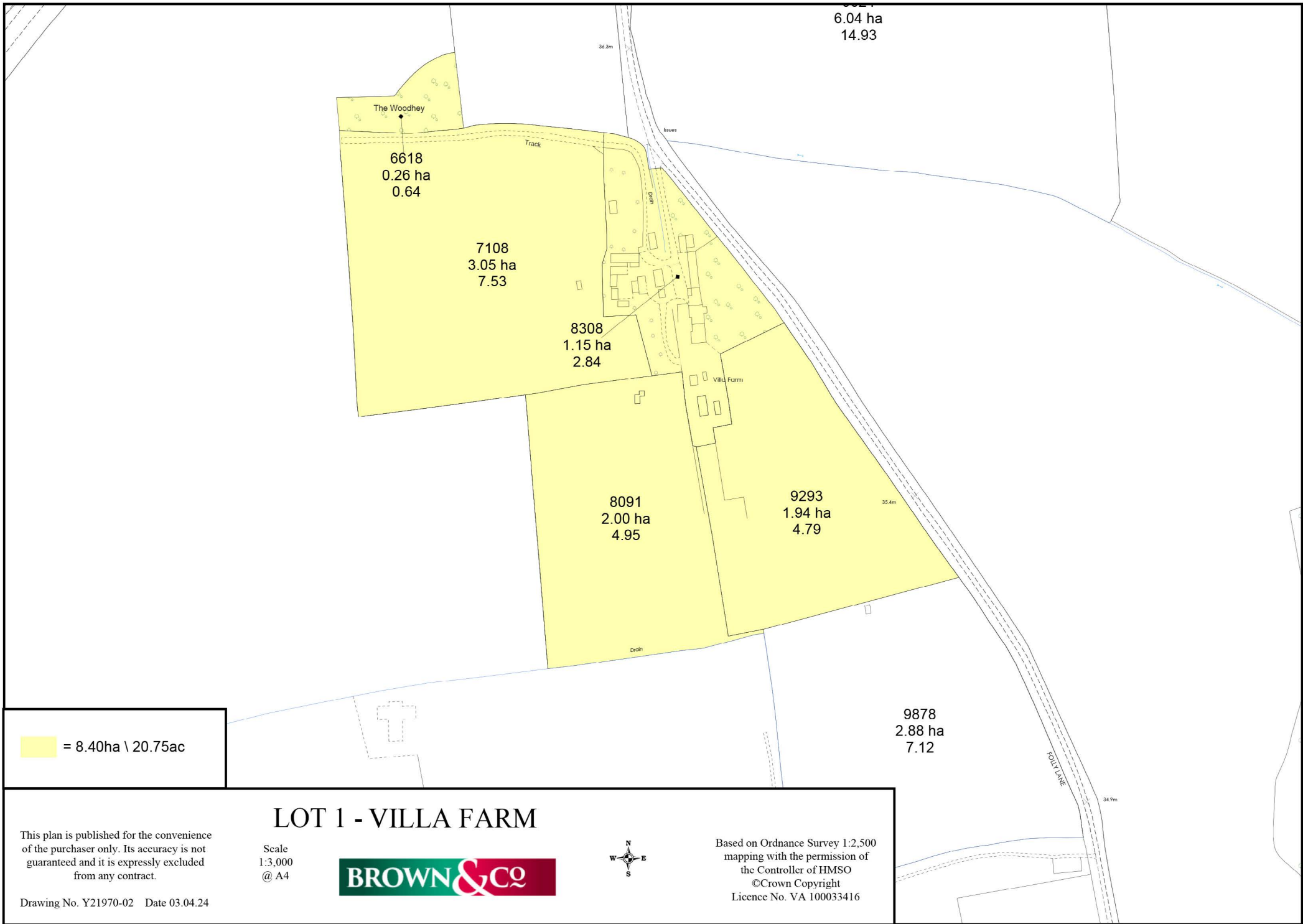
\*Dashed blue outline indicates dwelling footprint as planning approved ref: 21/1426/OUT

Plot 1

Plot 2

Block Plan

<p>Revision Description Date</p> <p>C Planning approved dwelling footprints added 30-06-22</p> <p>A Dwelling footprints amended 26-07-22</p> <p>B Siting of dwelling units amended in line with comments 18-07-22</p>	<p><b>Oakwell Homes Ltd</b></p> <p>Residential Development Villa Farm, Folly Lane, Norton Disney Lincoln, Lincolnshire</p> <p>Drawing: Site Block Plan - Dimensioned Plan</p> <p>Status: Planning</p> <p>Scale: 1:200 @ A1</p> <p>Date: October 2021</p> <p>Draw No: 1543H/004</p> <p>Revision: C Drawn by: mdf</p>	<p>Artech Designs Ltd Architectural Consultants to Architects, Planners, Surveyors Company: L151 5104 Tel: 01509 820300 Email: info@artechdesigns.com www.artechdesigns.com</p>
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 = 8.40ha \ 20.75ac

## LOT 1 - VILLA FARM

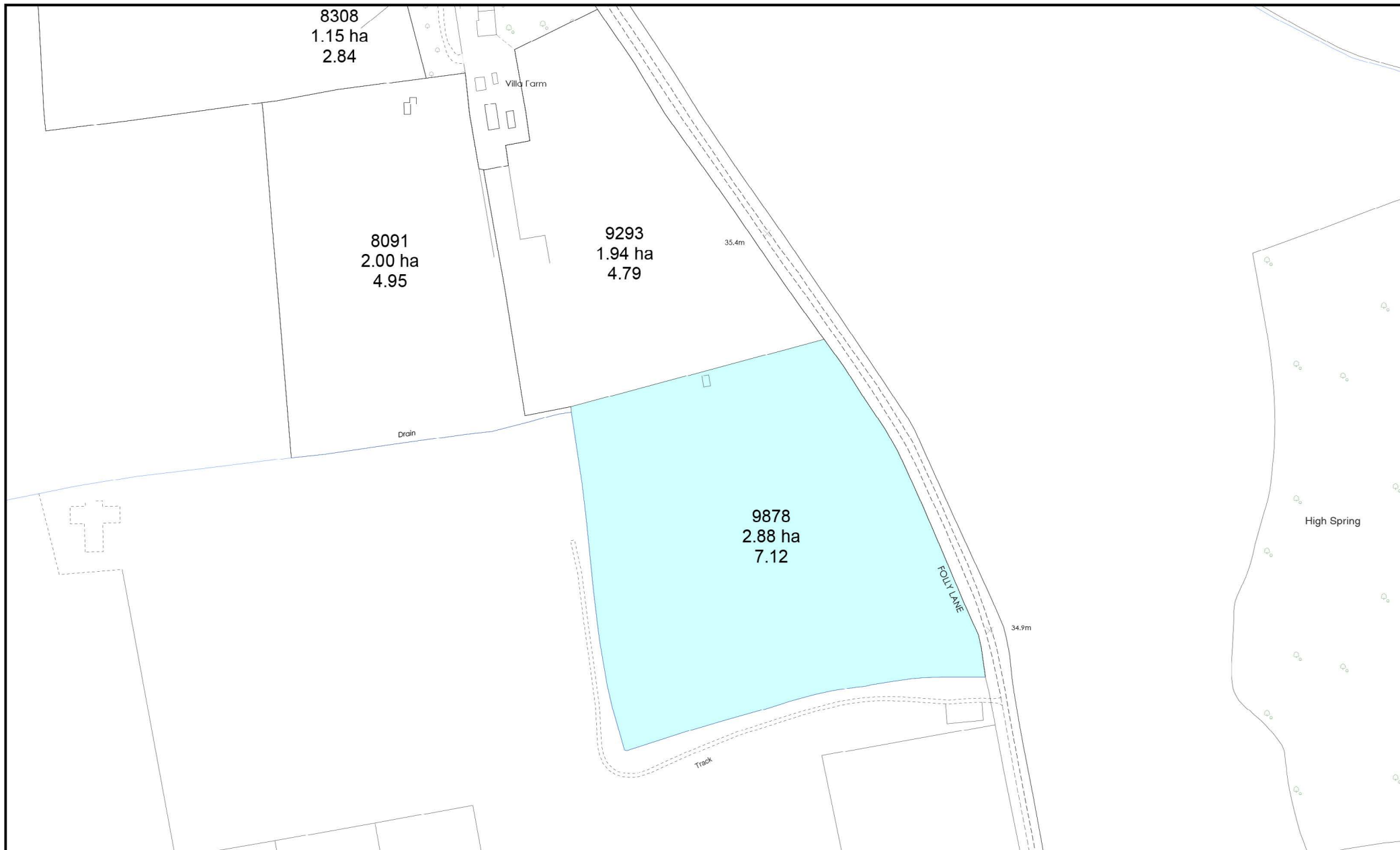
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Scale  
1:3,000  
@ A4



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Drawing No. Y21970-02 Date 03.04.24



## LOT 2 - VILLA FARM

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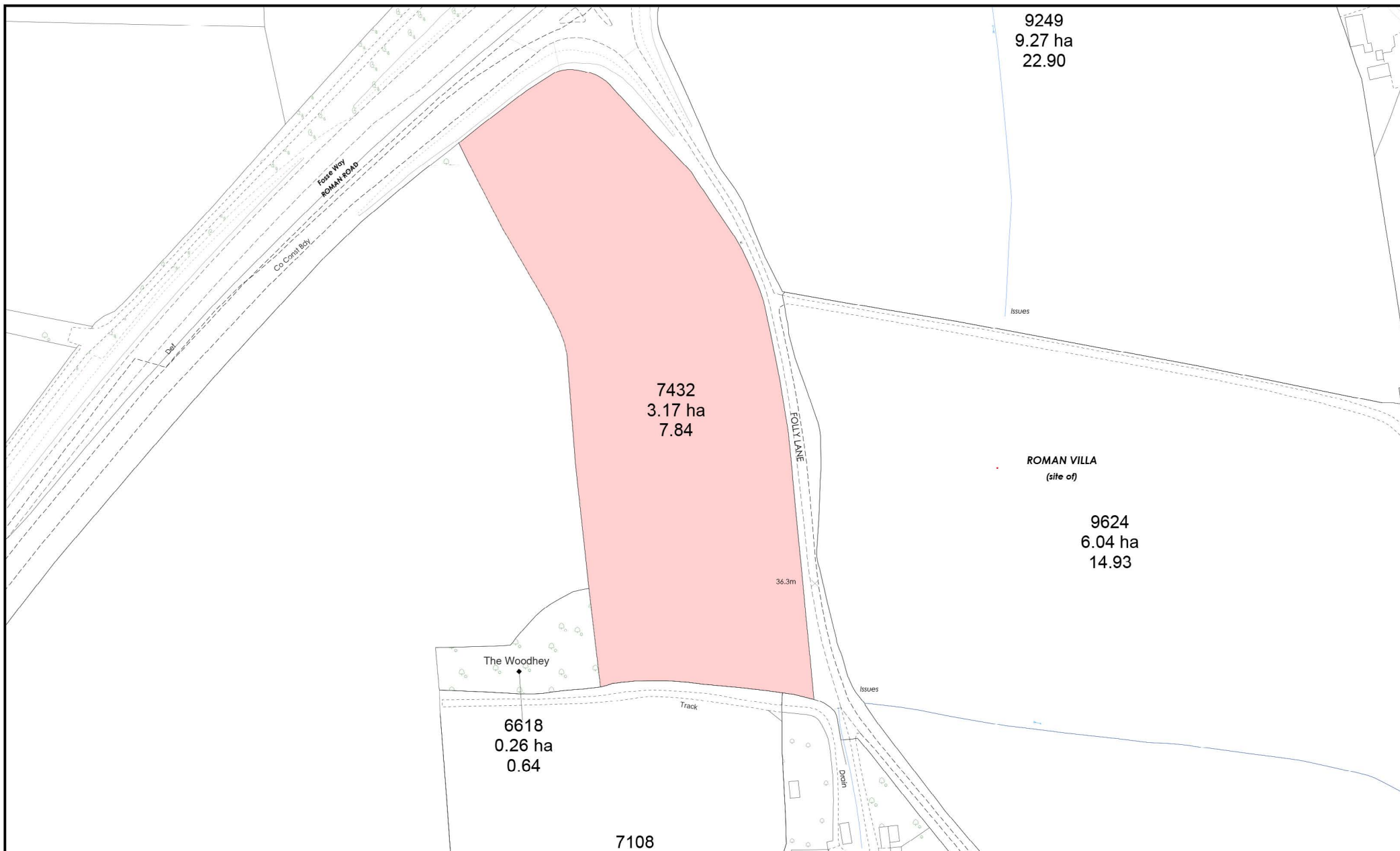
Scale  
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## LOT 3 - VILLA FARM

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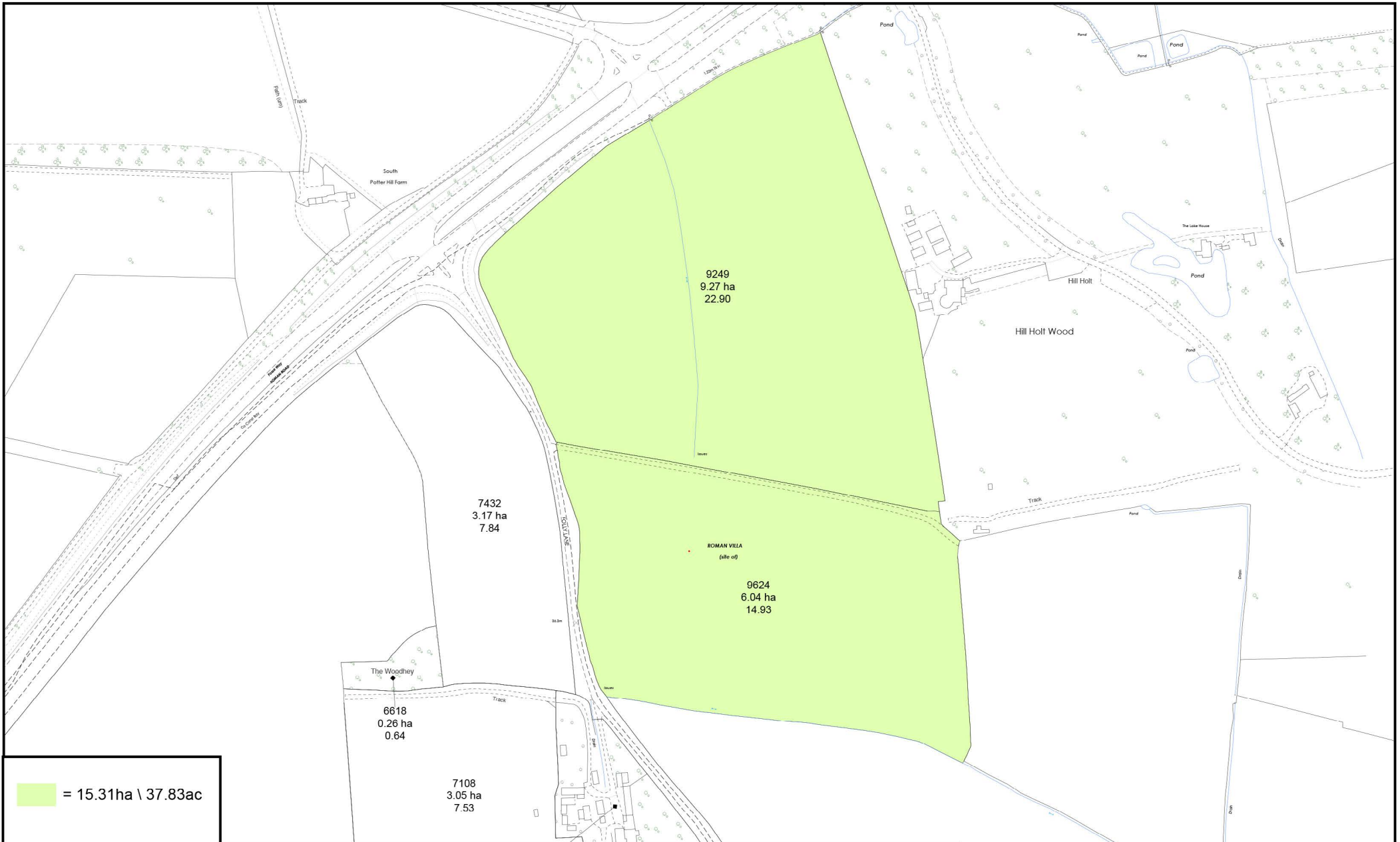
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= 15.31ha \ 37.83ac

## LOT 4 - VILLA FARM

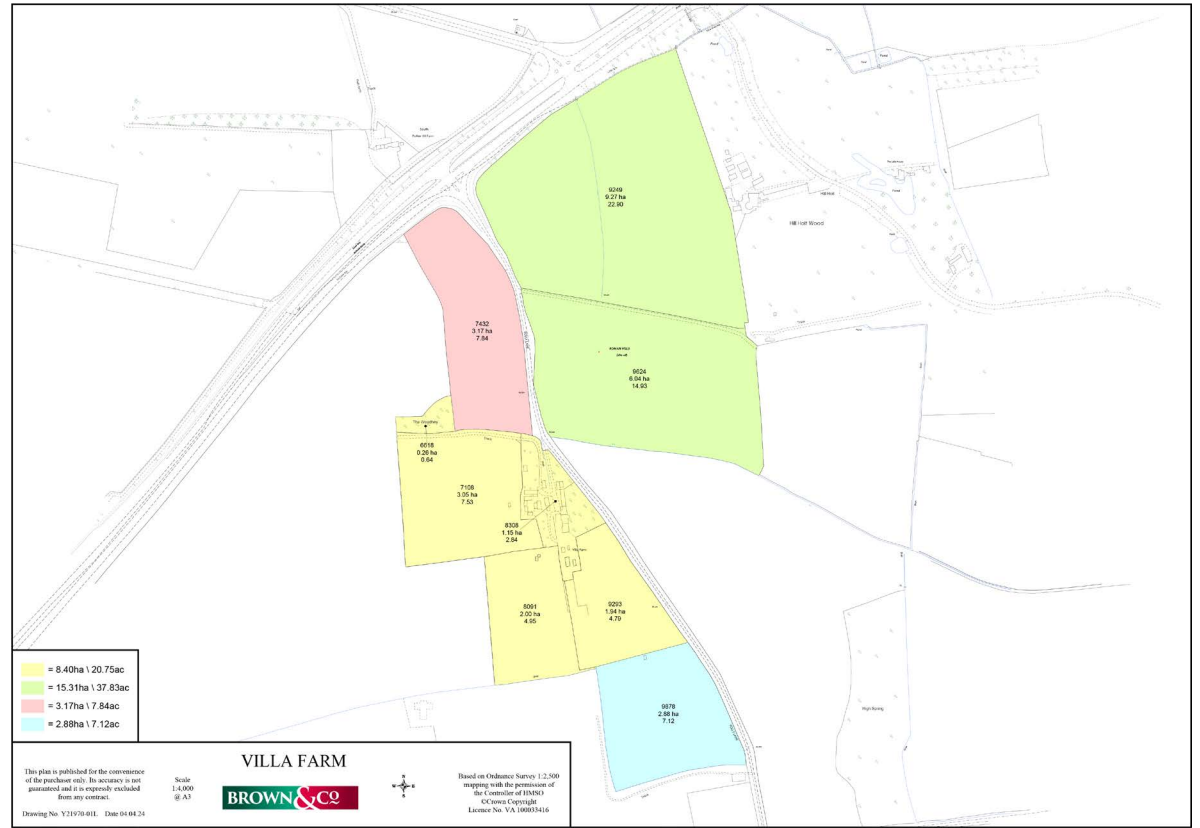
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### Directions - LN6 9JL

From Lincoln follow the A46 towards Newark until you reach the second left hand turn to Norton Disney. The land can be found straight away on the left and right hand side of Folly Lane with the access to the existing properties/development site on your right as depicted by our sale board or as per the below what3words location.

<https://what3words.com/represent.takers.searches>

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