



Lincoln Minster School Portfolio Sale  
Cathedral Quarter, Lincoln

**BROWN & CO** JHWalter



Eastgate House



Hillside House



The Old School House



Watkins Hall

## On instructions received from United Learning

### Sale of surplus properties at Lincoln Minster Senior school site at Sewell Road, Upper Lindum Street and Lindum Terrace, Lincoln

An exceptionally rare opportunity to acquire substantial period properties in prime Uphill locations in the Cathedral Quarter of the City of Lincoln. We consider all the properties are suitable for redevelopment, subject to the relevant Planning and Listed Building Consents being received.



#### Eastgate House, 18 Wragby Road, Lincoln, LN2 5SL

Guide Price - £1,150,000

A substantial detached, predominantly four storey building set in extensive and partially wooded grounds with vehicular access from Sewell Road. In terms of gross internal area the property extends under 17,000 sq ft / 1,580 sq m. The building is understood not to be a Listed structure but is situated within an established Conservation Area. The property is of brick construction under predominantly pitched and slated roof coverings.

#### Hillside House, 1-2 Lindum Terrace, Lincoln, LN2 5RP

Guide Price - £750,000

A Grade II Listed link-detached substantial building originally believed to have been constructed as two period Town Houses. The property is spread in the main across 3 floors with an additional Basement area and extends in terms of gross internal area to approximately 6,800 sq ft / 632 sq m. Hillside House is set within extensive grounds providing gardens and parking to both the front and rear. The property is of brick construction under predominantly pitched and slated roof coverings.

#### The Old School House, Upper Lindum Street, Lincoln, LN2 5RN

Guide Price - £900,000

A highly attractive Gothic style detached structure comprising the former Headmaster's House and adjoining Chapel being of brick construction under predominantly pitched and slated roof coverings and with accommodation spread across 4 floors to include an extensive Basement. The building is Grade II Listed and extends in terms of gross internal area to approximately 9,000 sq ft / 836 sq m.

#### Watkins Hall, Upper Lindum Street, Lincoln, LN2 5RN

Guide Price - £750,000

An extremely attractive detached two storey structure of brick construction under predominantly pitched and tiled roof coverings previously used as the Main School Hall and extending in terms of gross internal area to approximately 6,700 sq ft / 622 sq m. The property includes grounds and parking to the front and side with pedestrian access from Upper Lindum Street.

#### Tenure & possession

All of the properties are understood to be held by way of freehold titles and where vacant possession will be granted upon completion of any sales negotiated.

#### Mobile

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone.

#### Broadband

We understand from the Ofcom website that standard and superfast broadband is available in the area with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

#### Services

We understand that mains electricity, gas, water and drainage are either connected to each of the properties described within these Sales Particulars or are available for connection from the adjacent Public Highways.

#### 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.

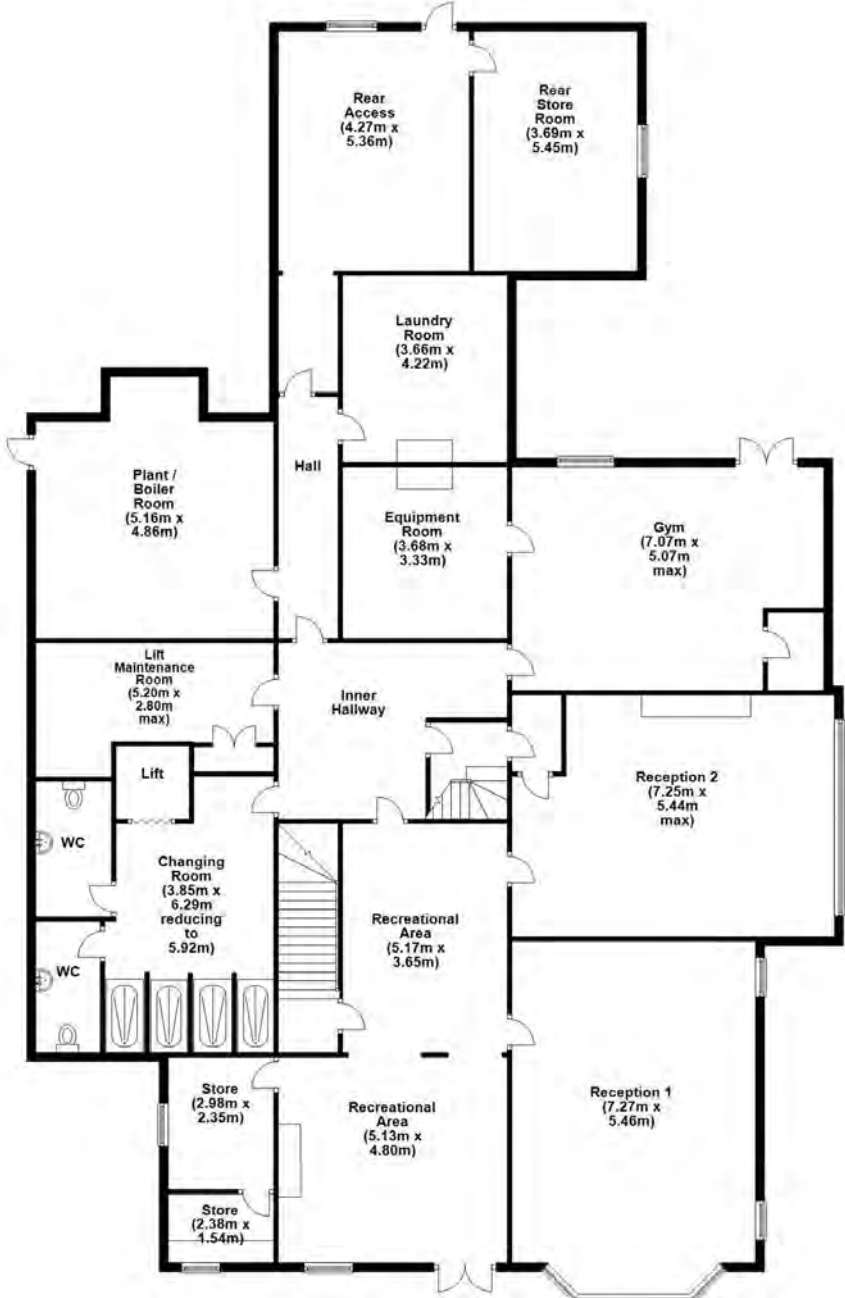


Eastgate House



# Eastgate House Floor Plans

**Basement**  
Approx. 309.7 sq. metres (3019.0 sq. feet)

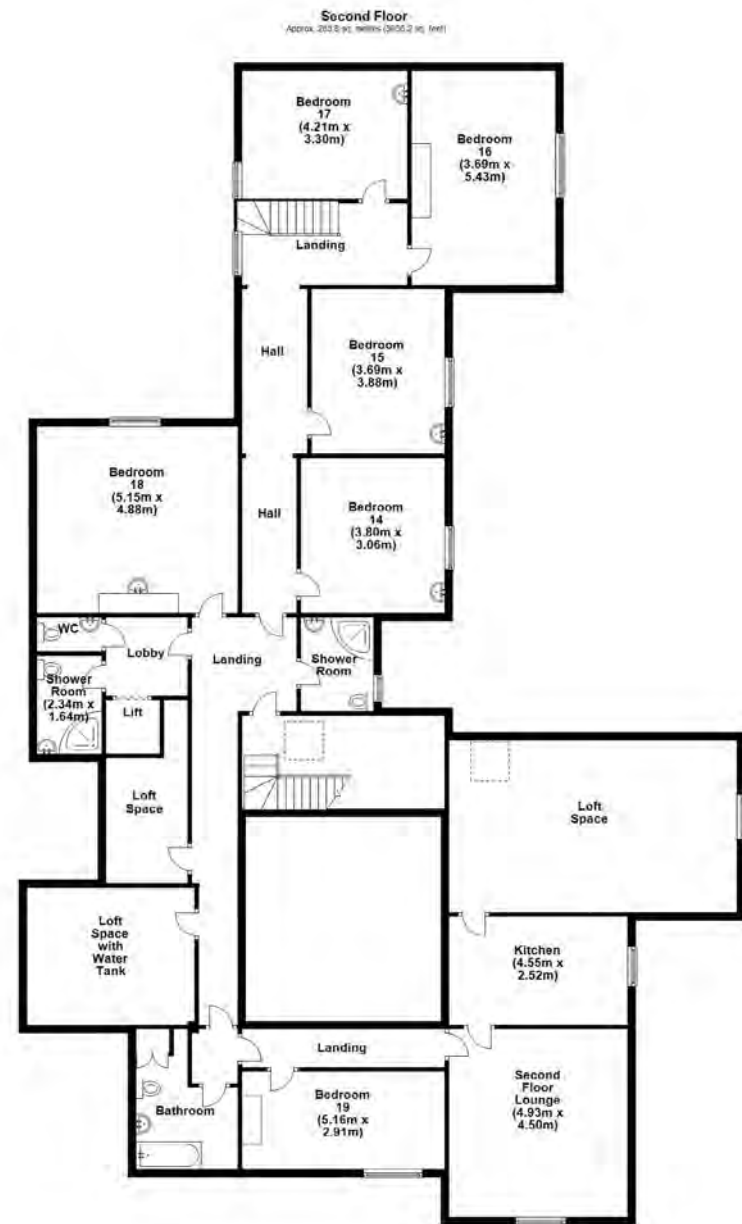
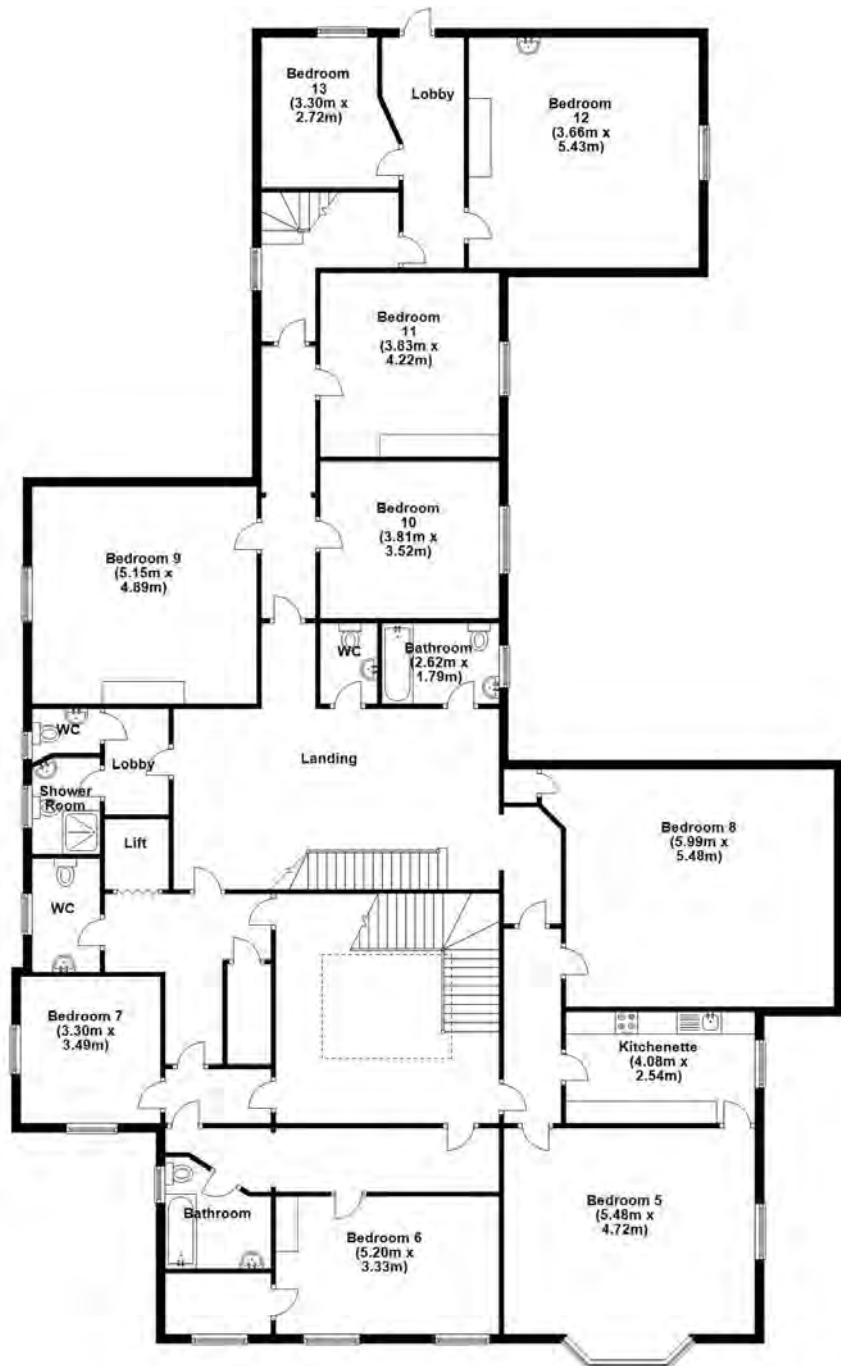


Total area: approx. 1417.6 sq. metres (15258.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for detail or accuracy.  
Plan responses only please.

**Ground Floor**  
Approx. 117.9 sq. metres (1262.7 sq. feet)





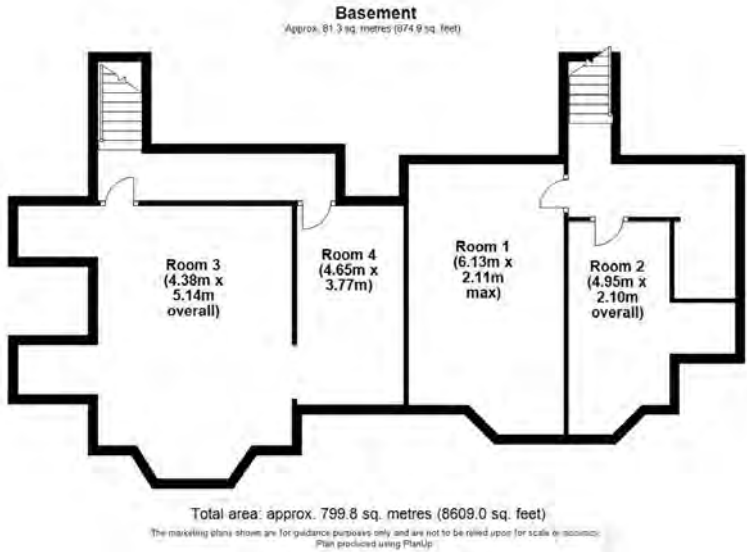


Hillside House





Hillside House Floor Plans







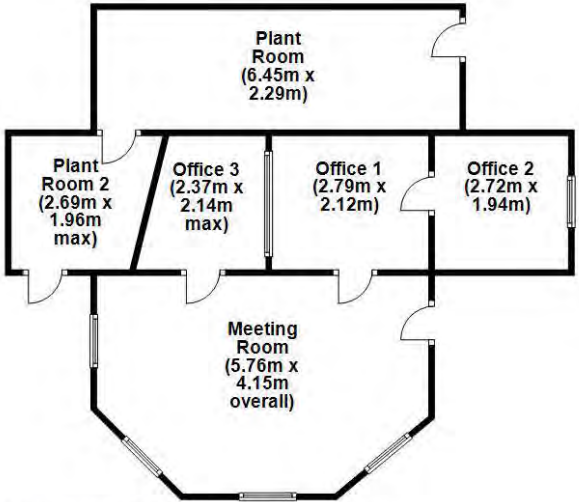
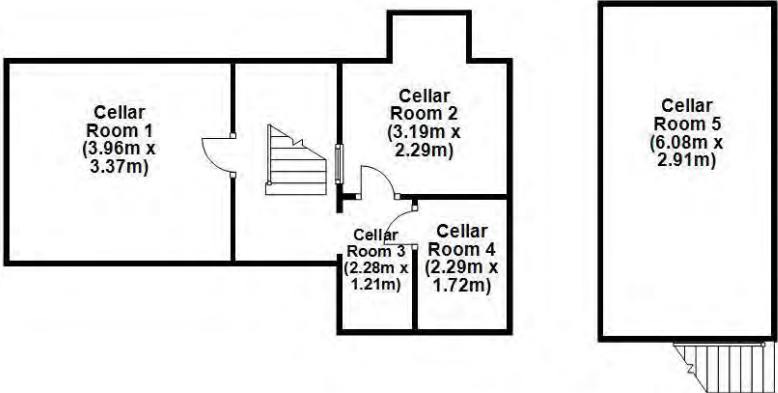
The Old School House



The Old School House Floor Plans

**Basement**

Approx. 113.1 sq. metres (1217.7 sq. feet)



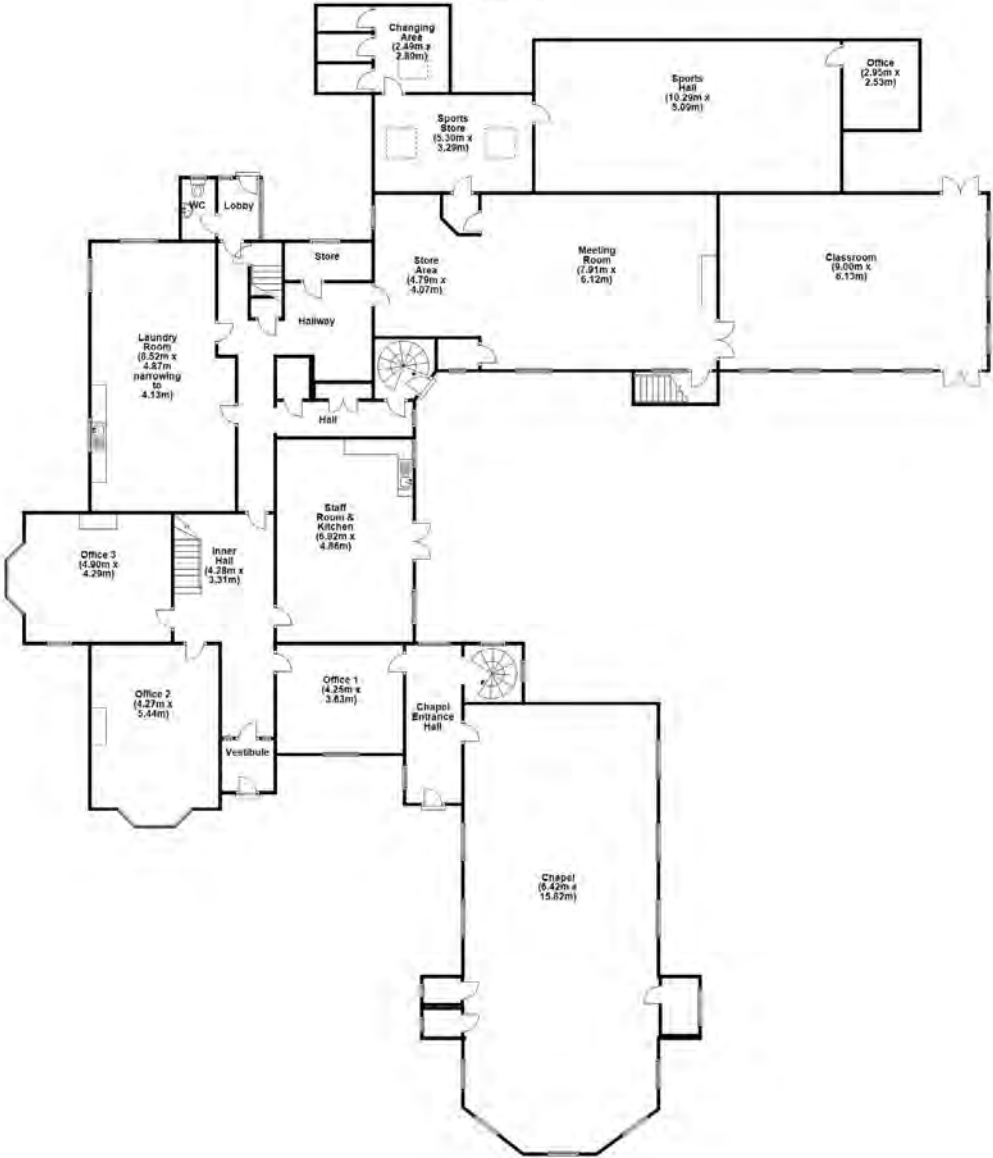
Total area: approx. 1091.3 sq. metres (11747.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Plan produced using PlanUp.

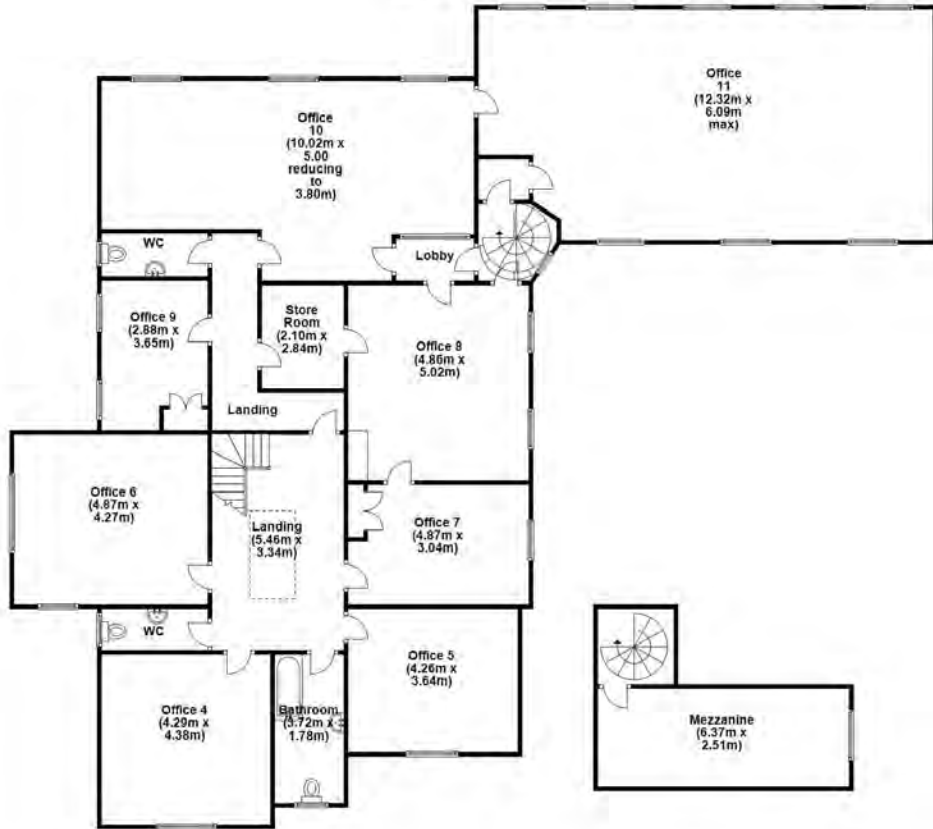
**Ground Floor**

Approx. 3474.0 sq. metres (37217.0 sq. feet)



**First Floor**

Koordinat: 254° 44' (maka) (256° 7' 40" (maka))



**Second Floor**

Aprox: 156° 7' (maka) (160° 5' (maka))





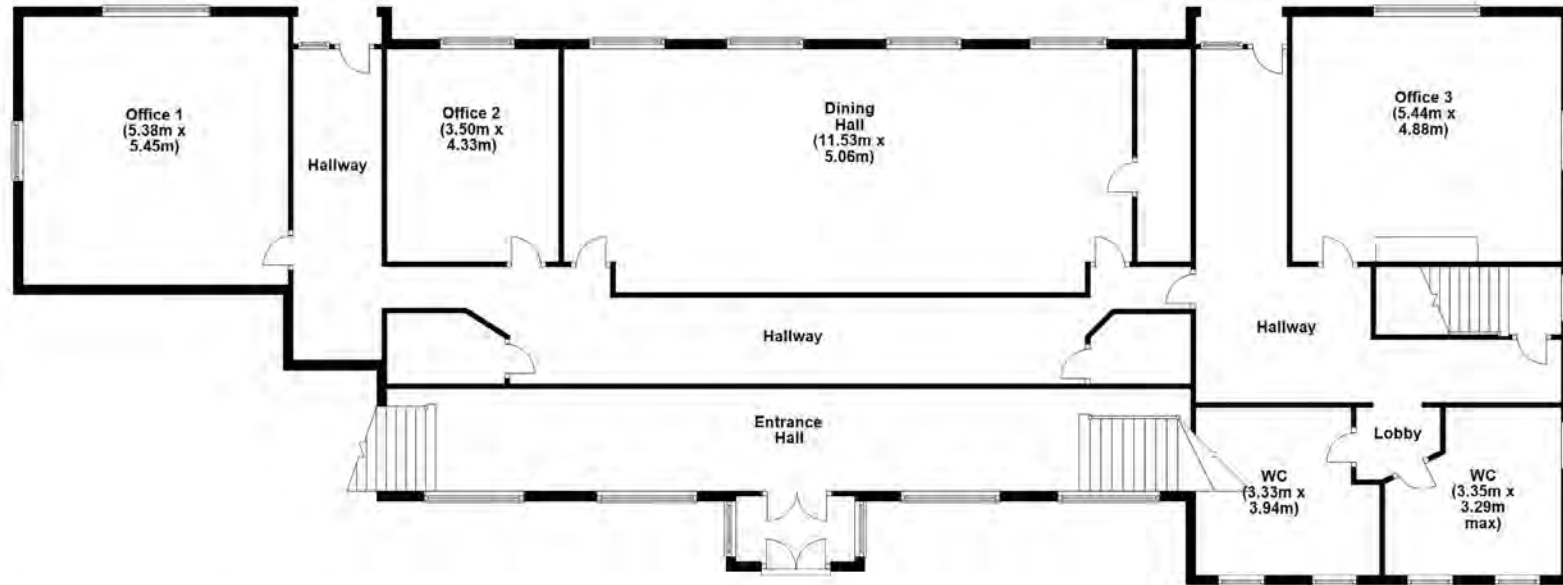
Watkins Hall





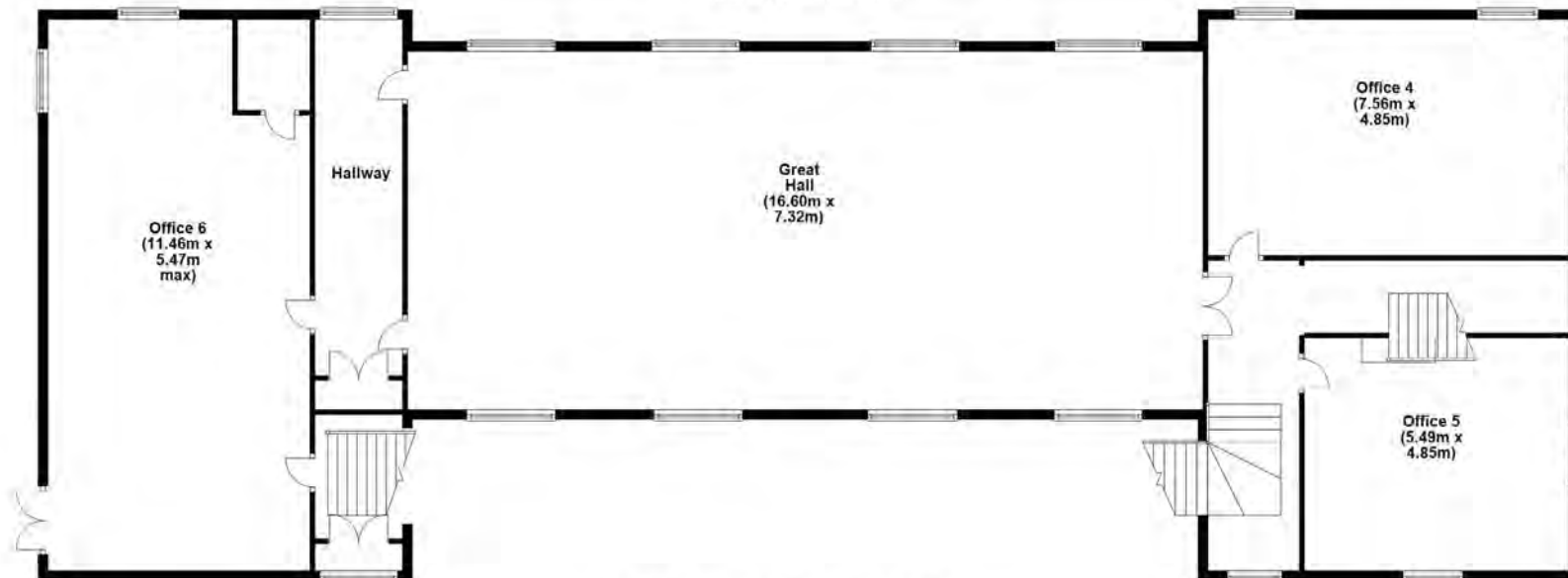
**Ground Floor**

Approx. 277.3 sq. metres (2984.5 sq. feet)



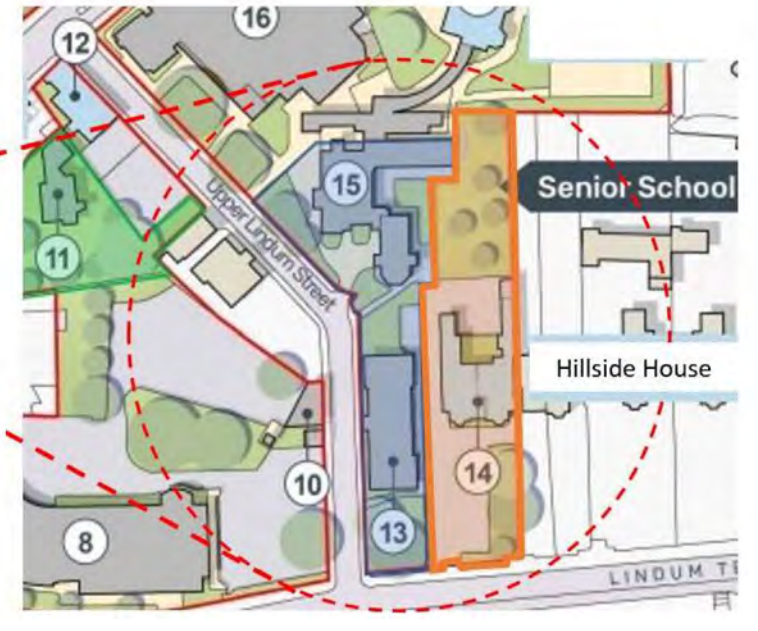
**First Floor**

Approx. 287.7 sq. metres (3098.3 sq. feet)



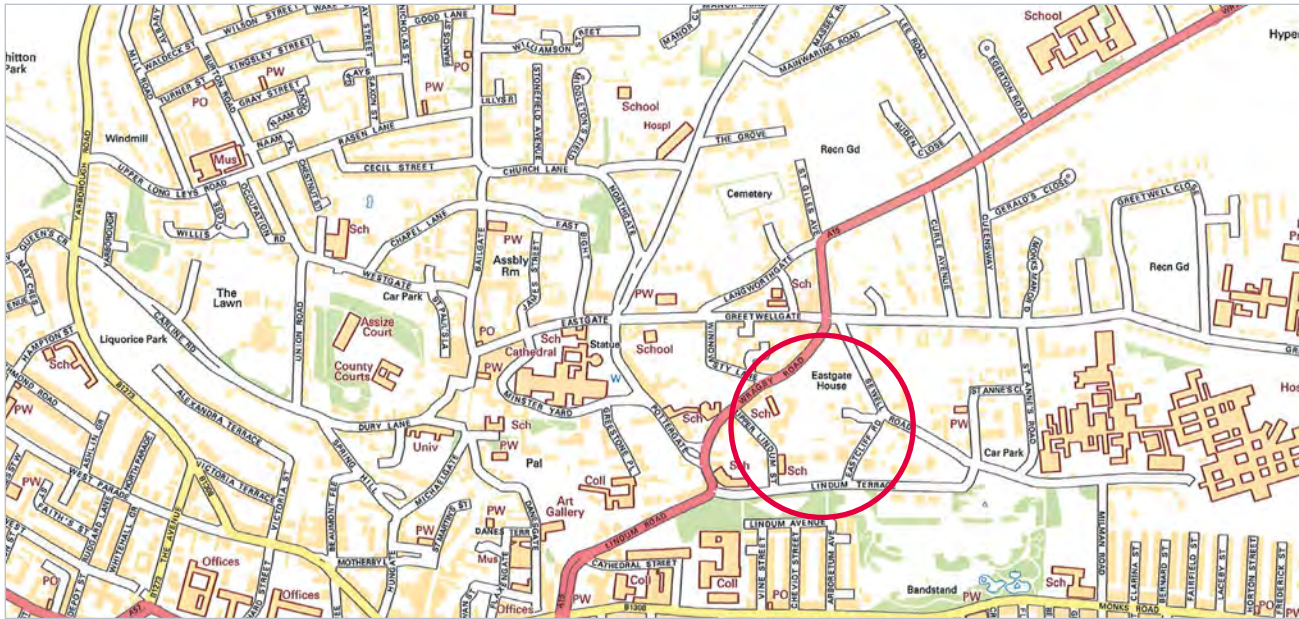
Total area: approx. 564.9 sq. metres (6080.8 sq. feet)

This is a preliminary plan. It is for guidance purposes only and is not to be relied upon for construction or any other purpose. Plans produced under PlanIt.



Please note these plans are for indication purposes and measured plans will need to be done as part of the legal process.





Eastgate House

<https://what3words.com/racks.crib.helps>

Hillside House

<https://what3words.com/angle.pouch.wires>

Old School House

<https://what3words.com/effort.bend.spoke>

Watkins Hall

<https://what3words.com/hears.start.hers>

### Viewing Procedure

For further information in respect of any of the four properties described herein, or for an appointment to undertake an accompanied viewing with a member of our team please contact:

### Agents

James Cameron [james.cameron@brown-co.com](mailto:james.cameron@brown-co.com)  
 William Gaunt [william.gaunt@brown-co.com](mailto:william.gaunt@brown-co.com)  
 01522 457800

James Drabble [james.drabble@brown-co.com](mailto:james.drabble@brown-co.com)  
 James Mulhall [james.mulhall@brown-co.com](mailto:james.mulhall@brown-co.com)  
 01522 504304

**Energy performance certificate (EPC)**

Current energy rating	<b>F</b>	Issue date	17 February 2014
Current energy class	40 kWh/m <sup>2</sup> /year	Current number	1644 A-22-4031-003-7246

Property type: Detached house  
 Total floor area: 1,212 square metres

**Rules on letting this property**

**1 You may not be able to let this property**

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance on the regulations and exemptions](#).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

**Energy rating and score**

This property's energy rating is F. It has the potential to be D.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales, the average energy rating is D and the average energy score is 50.

**Energy performance certificate (EPC)**

Current energy rating	<b>E</b>	Issue date	14 February 2014
Current energy class	35 kWh/m <sup>2</sup> /year	Current number	1644 A-22-5048-004-7246

Property type: Detached house  
 Total floor area: 670 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance on the regulations and exemptions](#).

**Energy rating and score**

This property's energy rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales, the average energy rating is D and the average energy score is 50.

**Energy performance certificate (EPC)**

Current energy rating	<b>F</b>	Issue date	18 April 2014
Current energy class	40 kWh/m <sup>2</sup> /year	Current number	1644 A-22-4031-003-7246

Property type: Semi-detached bungalow  
 Total floor area: 98 square metres

**Rules on letting this property**

**1 You may not be able to let this property**

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance on the regulations and exemptions](#).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

**Energy rating and score**

This property's energy rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales, the average energy rating is D and the average energy score is 50.

**Energy performance certificate (EPC)**

Current energy rating	<b>F</b>	Issue date	14 September 2011
Current energy class	40 kWh/m <sup>2</sup> /year	Current number	1644 A-22-4031-003-7246

Property type: Other non-residential buildings - Education  
 Total floor area: 579 square metres

**Rules on letting this property**

**1 You may not be able to let this property.**

This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G. The [Energy Performance Certificate](#) sets out changes you can make to improve the property's rating.

**Energy rating and score**

This property's energy rating is F.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

### 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 other 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.



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