



Longdales Lodge
Longdales Road, Lincoln

BROWN & CO JHWalter



Longdales Lodge, 1 Longdales Road, Lincoln

Longdales Lodge was constructed in 2015 by local developers Cherry Tree Homes as a purpose built accommodation block. The building has 38 en-suite rooms contained within 6 suites. All students have access to a communal living space as well as laundry facilities, bicycle storage and a concierge.

The property is currently let to Bishop Grosseteste University on a 10 year lease which commenced in 2021 based on a 40 week term running from September - June with a 5 year break clause option in 2026. The property is fully let for 2024/25 at £230,596 per annum

The seller also rents the property out during July & August and this income can fluctuate. 2024 - £31,000 pre-booked | 2023 - £68,000 - NHS | 2022 - £0 due to full re-dec | 2021 - £15,500 | 2020 - £8,000 (Covid) | 2019 - £38,200

There is also some additional income from the solar RHI payments of £1,600 per annum and car parking which is charged at £380 per space per year with 8 spaces available.



ACCOMMODATION

Entrance Hall

The property is accessed by a secure key card entry system which leads to the entrance hall with a vending machine, under stairs storage, stairs to first floor and doors to the Nettleham and Greetwell Suites.

Concierge Office

As part of the lease agreement there is a concierge service provided which is located on the ground floor with a small office area and W.C.

Ground Floor

The Minster Suite

Comprising 6 en-suite bedrooms and a common room.

The Nettleham Suite

Comprising 6 en-suite bedrooms and a common room.

First Floor

The Greetwell Suite

Comprising 6 en-suite bedrooms and a common room.

The Eastgate Suite

Comprising 7 en-suite bedrooms and a common room.

Laundry Room

With washing machine, tumble dryer and ironing board.

Second Floor

The Newport Suite

Comprising 6 en-suite bedrooms and a common room.

The Longdales Suite

Comprising 7 en-suite bedrooms and a common room.

Outside

The property nestles in a generous walled and hedged plot of around 0.32 of an acre. To the side is a block paved parking area offering 9 spaces with one currently reserved for the concierge. There is a timer bin store with bike racks and a further secure bike storage area with 28 bike racks

Security

The property has CCTV outside, in the common parts and common rooms. The main entrance is accessed via electronic key card system and each suite and room is individually coded which ensures a high level of security.

Amenities

The property is situated on the same road as Bishop Grosseteste University and within walking distance to the desirable Cathedral Quarter which boasts a variety of restaurants, cafés, butchers, bakery, grocer and various boutique shops. Excellent state and private sector schools, (both primary and secondary) and the County Hospital can be found within walking distance. Lincoln City centre is also a few extra minutes' walk down the hill and is a thriving City Centre that is developing more each year.

Tenure & Possession

Freehold, subject to the existing lease and for sale by private treaty.

Council Tax

All suites are Band C



Mobile

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

Broadband

We understand the property has dedicated fibre broadband line with two access points in each suite.

Plant Room/Services

The property offers mains water, gas, electric and main sewer connections. There is a large 1000 litre hot water tank which will provide ample hot water for the property, two 60w Ideal Evomax boilers and Solar panel controls.

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.

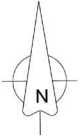
Viewing

Viewing is strictly by appointment with the selling agent and due to the concierge working times Monday - Friday 9-11am is preferred.

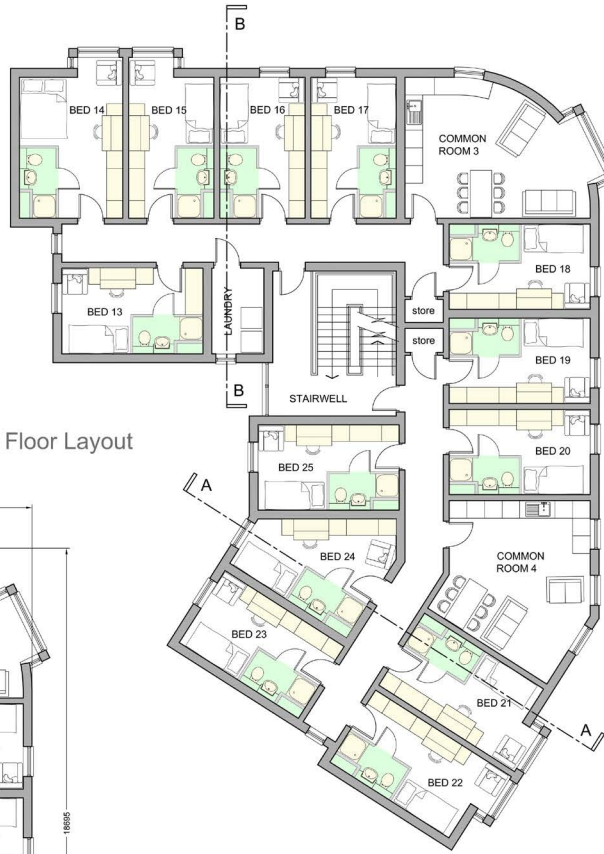
Agent

James Mulhall
01522 504318 or 07919 694232
lincolncitycentre@brown-co.com

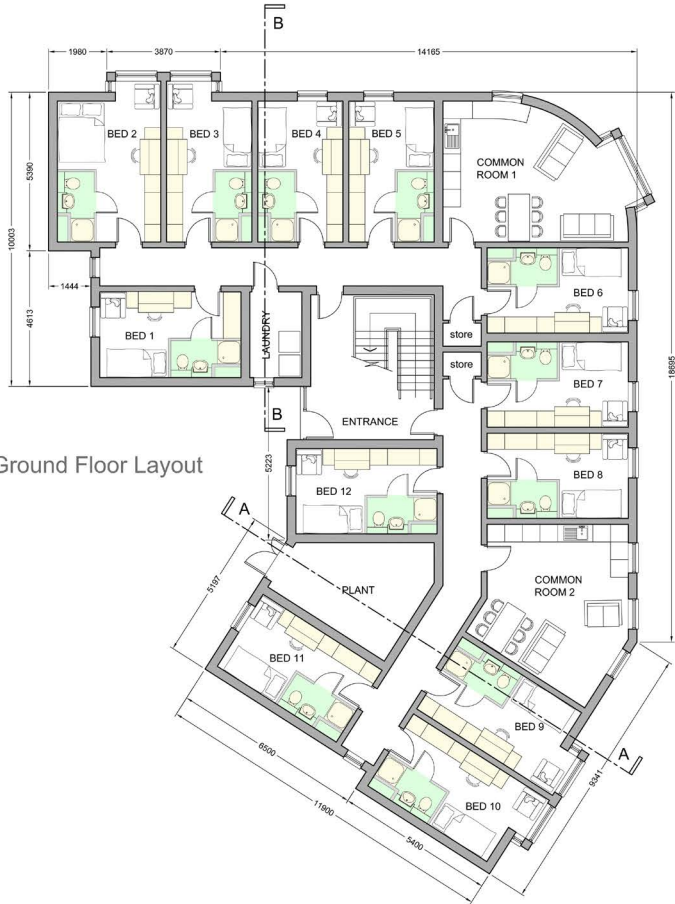




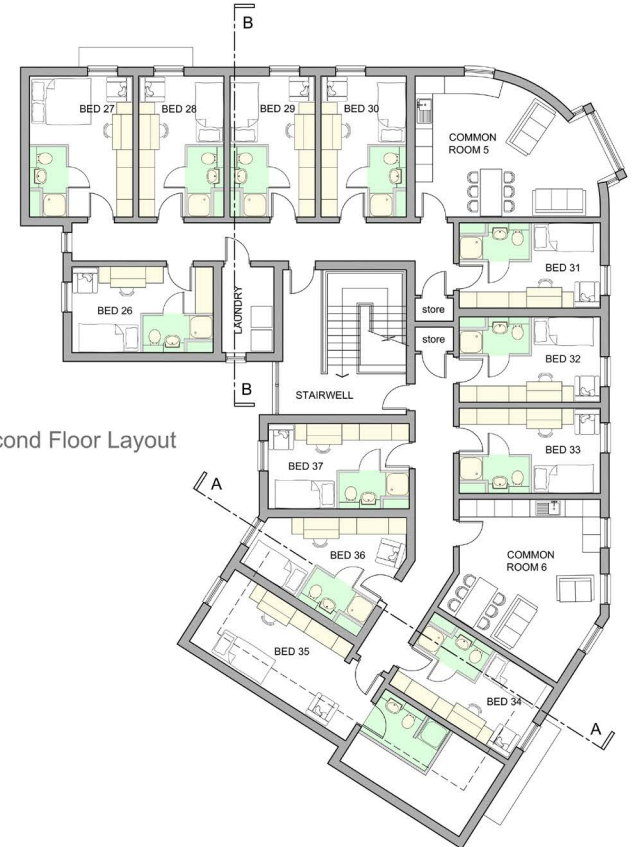
First Floor Layout



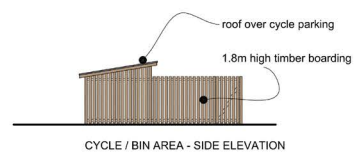
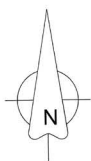
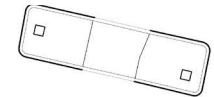
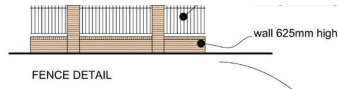
Ground Floor Layout



Second Floor Layout



LONGDALES ROAD









Directions

From the A15/A46 roundabout follow Nettleham Road towards the Cathedral. At the next roundabout turn right onto Longdales Road and the entrance to the property is immediately on your left.

<https://what3words.com/warm.finest.agree>

Energy performance certificate (EPC)

Part 1 Longdales Lodge 1 Longdales Road LN4 2EQ	Energy rating B	Valid until 13 September 2025
Certificate number: 8345-7031-3650-3924-2995		

Property type: Ground-floor flat
Total floor area: 150 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 for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

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

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.

See [how to improve this property's energy efficiency](#).

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

Part 2 Longdales Lodge 1 Longdales Road LN4 2EQ	Energy rating B	Valid until 13 September 2025
Certificate number: 9748-1942-7361-3398-0910		

Property type: Ground-floor flat
Total floor area: 145 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 for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

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

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.

See [how to improve this property's energy efficiency](#).

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

Part 3 Longdales Lodge 1 Longdales Road LN4 2EQ	Energy rating B	Valid until 13 September 2025
Certificate number: 8616-7031-3660-8944-2982		

Property type: Mid-floor flat
Total floor area: 150 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 for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

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

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.

See [how to improve this property's energy efficiency](#).

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

Part 4 Longdales Lodge 1 Longdales Road LN4 2EQ	Energy rating B	Valid until 13 September 2025
Certificate number: 9248-2062-7371-3785-0900		

Property type: Mid-floor flat
Total floor area: 157 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 for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

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

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.

See [how to improve this property's energy efficiency](#).

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

Part 5 Longdales Lodge 1 Longdales Road LN4 2EQ	Energy rating B	Valid until 13 September 2025
Certificate number: 8665-7031-3670-6954-2946		

Property type: Top-floor flat
Total floor area: 148 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 for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

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

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.

See [how to improve this property's energy efficiency](#).

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

Part 6 Longdales Lodge 1 Longdales Road LN4 2EQ	Energy rating B	Valid until 13 September 2025
Certificate number: 8648-2062-7381-3285-0900		

Property type: Top-floor flat
Total floor area: 155 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 for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

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

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.

See [how to improve this property's energy efficiency](#).

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

IMPORTANT NOTICES

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