



## Development Site

Wesley Road, Cherry Willingham, Lincoln



## Development Site, Wesley Road, Cherry Willingham

The site comprises level regular shaped parcel of land extending to 1.14 acres on the North Western edge of the popular village of Cherry Willingham. The site has Full Planning Permission for the erection of 20 affordable residential units, subject to completion of a S.106 Agreement, which is imminent.

The site has vehicular and pedestrian access into via Wesley Road which forms part of a residential scheme developed in recent years by a number of local builders. The main access into the site is off Hawthorn Road which offers easy access to the newly formed Lincoln Eastern bypass.

The surrounding area to the north of the site is predominantly residential in character, with the remainder of the land to the south, east and west forming open farmland.



### Location

Cherry Willingham is a well-regarded village situated close to Lincoln City Centre, offering a good range of local amenities, including junior and senior schools, a Co-op convenience store, pharmacy and post office, together with pubs and other shopping facilities, all of which are within easy walking distance of the subject site. The village has a population of circa 4,000 and nearby villages include Reepham and Fiskerton to the east, both of which share local amenities with Cherry Willingham.

### Town & Country Planning

The site has been granted Full Planning Permission for the erection of 20 affordable units under Planning reference number 145735 by West Lindsey District Council. The issuing of the Decision Notice is pending, subject to completion of a S.106 Agreement, which we understand from the vendor is imminent. Full details of the Planning Application, supporting documentation and reports can be accessed via West Lindsey District Council planning portal.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

### VAT

VAT may be charged in addition to the price at the prevailing rate.

### Services

We understand that all mains supplies of water, drainage, electricity and gas are available within the immediate vicinity of the site, with the connection points into the main supplies for water, electricity and gas found in the roadway immediately to the north of the site, ready for a purchaser to connect into following completion.

There is a pumping station that was constructed by the vendors located immediately to the north east of the site, which a purchaser will be entitled to connect into in order to deal with site drainage. These various services have not been tested and interested parties are therefore advised to make their own investigations to the relevant utility service providers. We further understand that all of the roadways running through the estate have been constructed to an adoptable standard by the developers, ready for adoption by the Local Authority on completion of the final phases of the scheme, of which the subject land forms the last part.

### Tenure & Possession

Freehold and for sale by private treaty.

### 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 Procedure

The land may be viewed during daylight hours with a copy of particulars to hand

### Broadband & Mobile

We understand from the Ofcom website that standard and superfast broadband are available in the area with a max download speed of 80mbps and max upload speed of 20 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.



**NOTES**

- 1. All dimensions are to be taken from the drawings.
- 2. All dimensions are to be checked on the ground in construction.



**LEGEND**

- Existing trees and hedges
- Existing root protection zone
- Development Red Line Boundary
- Proposed Trees
- Proposed Hedges and shrub planting
- Proposed Block Paving - red
- Proposed Block Paving - Duff
- Bins location
- Visitor Parking
- Close Boarded timber fences
- Lincolnshire post and rail fence
- Single bat roosting unit (Schwegler type TFE with back plate) at high level - 9No. in total
- Schwegler 1SP bird boxes dispersed at high level - 4No. in total
- Brick Boundary Wall - 1.8m high brick piers with 1m high wall and timber fence as below image



Dashed blue line indicates extent of existing hedgerow. Hedgerow to be trimmed and pruned to allow space for dwellings and garden

Public Open Space

Relocation of public open space provides opportunity for a pedestrian link onto 3m wide footpath link to Green Lane - subject to agreement with adjoining land owner and West Lindsey District Council

AD1	20.12.22	Updated to suit highways comments	AS
AD0	17/09/22	Issued For Planning	NB
Drawn	Site Name	Client/Project	Drawn By

**PLANNING**

**LK2**  
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 Doncaster, South Yorkshire  
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Client: **Cherry Tree Homes**

Project: **22 Affordable Homes, Wesley Road, Cherry Willingham**

Drawing No: **Proposed Site Plan 1-200**

Scale: **AS** Date: **24/09/22** Drawn by: **NB** Checked by: **AS**

Approved: **1290-A-10-005\_Rev** A01

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Scale 1:1250



NOTES  
 1. No dimensions are to be scaled from this drawing.  
 2. All dimensions are to be checked and set out.

1.22m FF

Phase 2  
 Phase 3

Access from Wesley Road

Public Open Space

Rev	Date	Description	By
A01	20/12/22	Updated to suit highways comments	AS
A00	17/08/22	Issued For Planning	NB

**PLANNING**

**LK2** Studio One, Cheslake Enterprise Park, Cheslake Way, Weymouth, Dorset DT9 4LJ  
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Client Logo: \_\_\_\_\_

Client: Cherry Tree Homes

Project: 20 Affordable Homes, Wesley Road, Cherry Willingham, Dorset, Proposed Block Plan 1-500

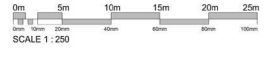
Scale: GA1 Date: 24/08/22 Drawn by: RK Checked by: NB  
 Drawing No: 1290-A-10-004\_Rev A01





NOTES

1. No dimensions are to be scaled from this drawing.
2. All dimensions are to be checked on site prior to construction.



KEY

- Adoptive Highway Boundary
- Private Areas
- Shared private areas, amenity areas, bin stores subject to a management agreement
- Swept Paths for Fire Engine
- Application Boundary

**NOTE** - Footpaths to be at same level as roads

A03	18.05.2016	Phase 1 indicated on drawing
A02	28.02.2015	red line, road layout to south east corner
A01	19.02.2015	Swept paths, dimensions, red line
Revision	Date Issued	Details

PLANNING



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Nettingham, Lincoln  
LN2 2LL  
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Email: info@lk2.co.uk  
Web: www.lk2.co.uk

Client: Cherry Tree Homes

Project: Phase 2 Residential Development  
Hawthorne Road  
Cherry Willingham

Title: Proposed Site Layout Plan  
Adoptable Roads, Private Areas and Shared Private Areas

Scale	1:250 at A1	Date	February 2015	Drawn by	AJS
Project No.	LK/662	Drawing No.	(08) 018	Revision	A03



**Directions - LN3 4GT**

From the Lincoln Eastern Bypass follow Hawthorn Road towards Cherry Willingham. As you reach the village turn right onto Cherry Paddocks. Follow the road to the end and turn left. Finally turn right and you will reach the entrance to the site.

<https://what3words.com/gent.lists.dollar>

**Agent**

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