



55 Waterford Lane  
Cherry Willingham, Lincoln

**BROWN & CO** JH Walter







## 55 Waterford Lane, Cherry Willingham, Lincoln, LN3 4AN

A fantastic development opportunity to purchase a dilapidated bungalow on a generous non-estate plot of around 0.27 acres which has full planning permission granted to replace the existing property with a new dwelling with detached garage.

The plot is located in the highly sought after village of Cherry Willingham which has excellent local amenities and is situated close to the historic City of Lincoln.



### PROPOSED ACCOMMODATION

The proposed house plans to have accommodation comprising of an entrance hallway, lounge, open-plan kitchen / dining room, utility, bathroom and master suite with en-suite and dressing area to the ground floor along with two further bedrooms and a bathroom to the first floor. The property is also due to have a large basement and detached garage.

### AMENITIES

The property is situated in the popular village of Cherry Willingham located approximately 4 miles east of the Historic Cathedral City of Lincoln.

The village itself benefits from primary and secondary schools, doctors surgery, two pubs, café, co-op food store, variety of takeaways and sports clubs.

### TOWN & COUNTRY PLANNING

The site was granted full planning permission on the 3rd June 2025 by West Lindsey District Council under application number WL/2025/00173 to replace the existing dilapidated building with a new dwelling with detached garage.

### TOWN & COUNTRY PLANNING

Please see the planning requirements for this dwelling as per the self-build and custom housebuilding act 2015 in the planning documents. For more details please contact the selling agent.

### LOCAL AUTHORITY

West Lindsey District Council – 01427 676676

### TENURE & POSSESSION

The property is freehold and is for sale by private treaty.

### SERVICES

Interested parties are advised to make their own enquiries into the cost and availability of services.

### VIEWING

Unaccompanied during daylight hours. Please note there is a derelict property on site if you wish to enter you do so at your own risk.

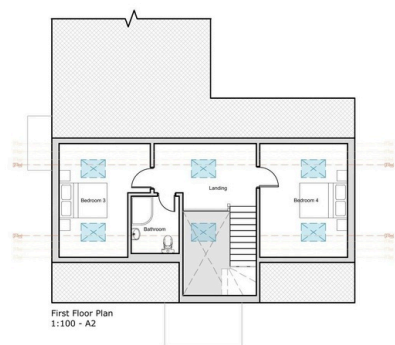
### BUYER IDENTITY CHECK

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.

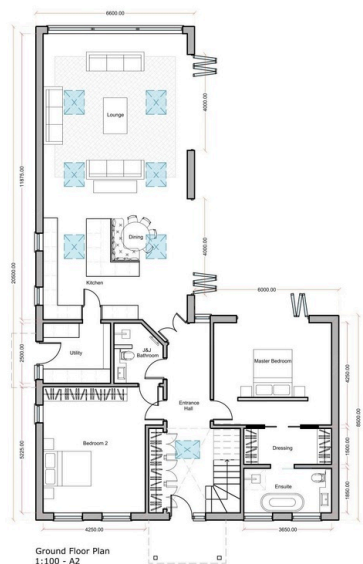
Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### AGENTS

James Mulhall or James Drabble  
01522 504304  
lincolncitycentre@brown-co.com



First Floor Plan  
1:100 - A2



Ground Floor Plan  
1:100 - A2



SE Elevation  
1:100 - A2



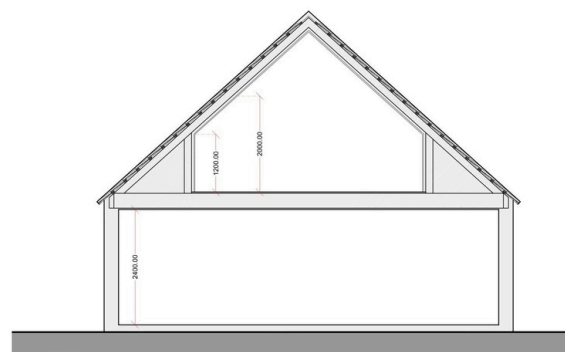
NE Elevation  
1:100 - A2



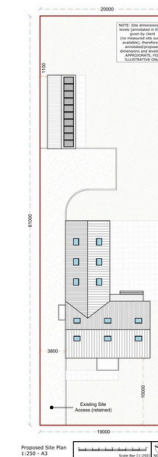
NW Elevation  
1:100 - A2



SW Elevation  
1:100 - A2



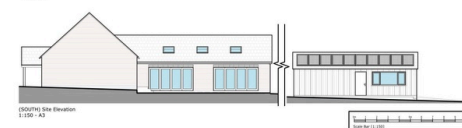
Section  
1:50 - A2



Proposed Site Plan  
1:250 - A2



1507761 Site Elevation  
1:250 - A2



1507761 Site Elevation  
1:250 - A2

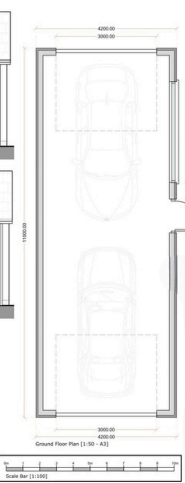


1507761 Site Elevation  
1:250 - A2

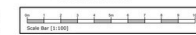
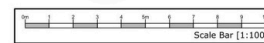


Elevation 1:150 - A2

Elevation 1:150 - A2



Ground Floor Plan 1:150 - A2



## IMPORTANT NOTICES

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