



Newark Road, North Hykeham Lincoln LN6 8QT

welcome to

Newark Road, North Hykeham Lincoln

Situated within the highly sought after North Hykeham area is this fantastic development opportunity, currently comprised of a three bedroom semi-detached property requiring refurbishment and a generous plot with lapsed planning for the erection of three detached dwellings.



Agent's Note

Please note the boundary shown is indicative and subject to survey.

Vendor's Note

Please note this property and land is occupied and viewing is by appointment only. Our vendor advises that this property is available separate to the land.



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welcome to

Newark Road, North Hykeham Lincoln

- SEMI-DETACHED HOME ON A GENEROUS PLOT
- FANTASTIC DEVELOPMENT OPPORTUNITY
- MODERNISATION & REFURBISHMENT REQUIRED
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- LAPSED PLANNING FOR THREE DETACHED DWELLINGS

Tenure: Freehold EPC Rating: G

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR120863 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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