



FRONT / SOUTHERN ELEVATION



SIDE / WESTERN ELEVATION



REAR / NORTHERN ELEVATION



SIDE / EASTERN ELEVATION

**Old Blacksmiths Forge, Brook Street, Hemswell, Gainsborough, DN21 5UJ**

**welcome to**

## **Old Blacksmiths Forge Brook Street, Hemswell, Gainsborough**

Opportunity to acquire a residential building plot situated in the sought-after village of Hemswell, within the conservation area, approximately 7 miles from Gainsborough and 14 miles from Lincoln.



### **Planning Permission**

Full planning permission (WL/2025/00206) was granted on the 1st May 2025 for development of 1 dwelling and removal of the remains of the existing building.



***view this property online*** [williamhbrown.co.uk/Property/LCR122711](http://williamhbrown.co.uk/Property/LCR122711)



welcome to

## Old Blacksmiths Forge Brook Street, Hemswell GAINSBOROUGH

- FREEHOLD DEVELOPMENT SITE
- FULL PLANNING PERMISSION GRANTED (WL/2025/00206)
- PEACEFUL COUNTRYSIDE VIEWS
- SOUGHT AFTER VILLAGE LOCATION
- Viewings are to be strictly arranged via an appointment with the selling agent.

Tenure: Freehold  
EPC Rating: Exempt  
Council Tax Band: Deleted

**£150,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR122711](https://williamhbrown.co.uk/Property/LCR122711)



Property Ref:  
LCR122711 - 0005

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.



william h brown



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**