



Proposed Residential Development

Land At Scothern Road, Nettleham Lincoln, LN2 2TX

Asking Price £575,000



Nettleham Development Site

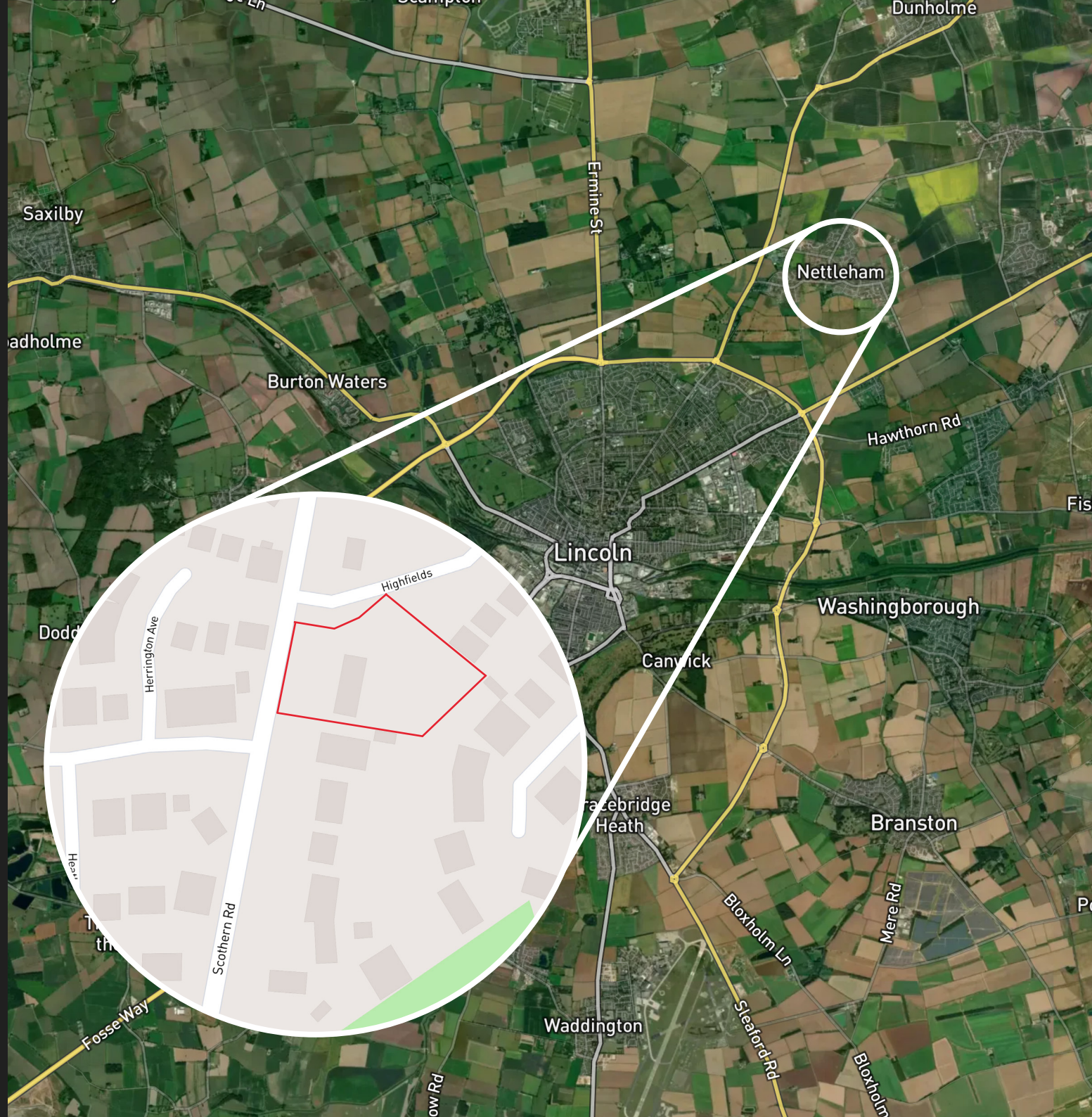
Residential development opportunity for four plots within the desirable & popular village of Nettleham, North-east of Lincoln. The overall site is an approximate 0.45 acre subject to survey and has been cleared by the current sellers of an 1930's bungalow that once stood, retaining the availability of services on site



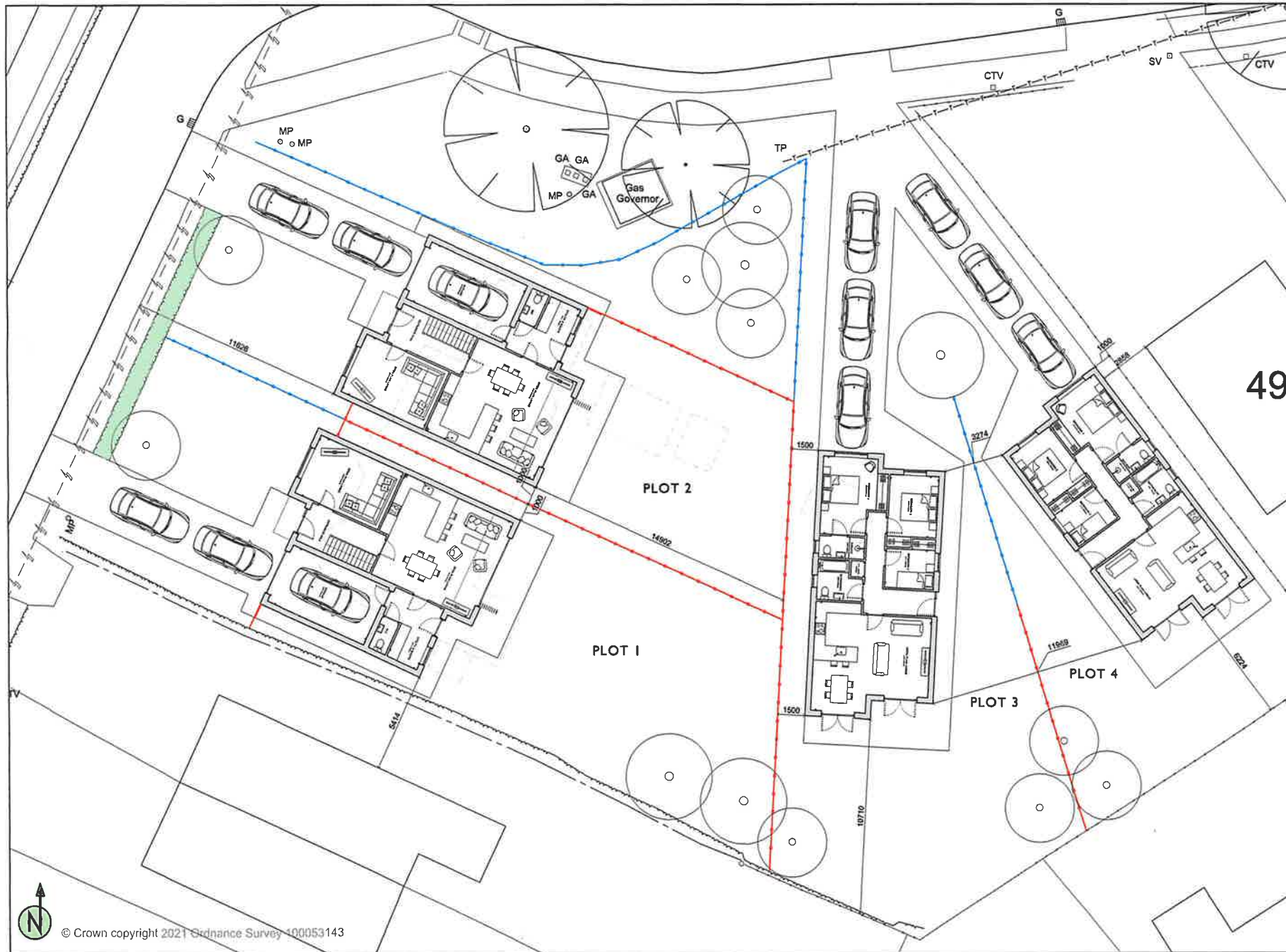
LOCATION

Nettleham, a village on Lincoln's edge, offering a blend of rural peace and easy access to city life. It boasts attractive homes, from historic cottages to modern builds, all within a welcoming community. Local shops, pubs, and well-regarded schools cater to everyday needs, making it a popular choice for families and those seeking a relaxed lifestyle.

Beyond its appealing setting, Nettleham provides excellent connections. Regular transport links and nearby roads make travel simple. The surrounding countryside offers opportunities for outdoor pursuits, while a strong community spirit fosters a friendly atmosphere. Nettleham balances a tranquil village feel with convenient amenities, making it a desirable place to call home.







Corn Exchange Chambers
Queen Street, Market Rasen
Lincolnshire, LNB 3EH

T: 07368 91 1052

mail@andrewcloverplanninganddesign.co.uk

www.andrewcloverplanninganddesign.co.uk

PROPOSED BOUNDARIES

- 1.2m close boarded timber fence
- 1.8m close boarded timber fence
- Beech Hedge

TREES

- Existing
- Proposed (type d/c)

DRAINAGE

Foul water to existing mains sewer.
Surface water to soakaway subject to percolation test; to otherwise connect to mains sewer.

Drawing Title	Proposed Site Layout Plan
Project	Proposed Residential Development of 4 no. Dwellings
Location	18 Scothern Road, Nettleham
Status	Full Planning
Date	27/04/2021
Scale	1:200 @ A1
Drawing No.	0821-04
Rev	A

Rev A: Additional car shown to demonstrate that Plots 3 & 4 have space for 3 vehicles [01.07.21].

1. This drawing is for illustrative purposes and for planning approval only. It should not be used for construction and therefore risk identification under the Construction (Design & Management) Regulations has not been carried out.
2. This drawing is the property of Andrew Clover Planning and Design and must not be reproduced without prior written consent.
3. Do not scale from this drawing, use printed dimensions only.



FURTHER INFORMATION

Planning Permission

Full planning permission has been granted by West Lindsey District Council with a Certificate of Lawful use or Development issued with the demolition of the existing bungalow. Full details and plans can be found under application No. WL/2024/00421 .

The consent is for 4 detached dwellings, two, four bedroom detached houses with garage and two, three bedroom detached bungalows. The houses will have access from Scothern Road and the bungalows will have a new access from Highfields.

As per the current plans, the proposed new dwellings will offer:

- **2 x 4 bedroom detached house with garage.**
Approx. 166 m2 / 1,786 sq.ft plus garage each.
- **2 x 3 bedroom detached bungalows.**
Approx. 83.75 m2 / 901 sq.ft each.

Services

The availability of services in the vicinity have not been checked by the selling agent Pygott & Crone. All purchasers should satisfy themselves to the availability in the area.

Proposal

All interested parties should submit their proposals to lincoln@pygott-crone.com / lbrooks@pygott-crone.com , outlining full details and conditions of their offer, finances and timescales.

Legal Costs

Each party will be responsible for their own legal and professional costs incurred in this transaction.

Site Access

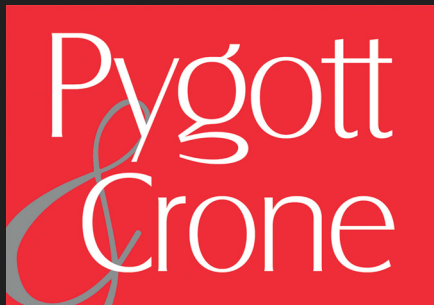
The site is currently secured with heras fencing to the roadside boundaries. Site access and viewings are by appointment only.

Agents Notes

Plans and images with these details are for identification purposes only, they are not to scale and have not been measured by Pygott & Crone. All purchasers should satisfy themselves for knowledge of boundaries.

Planning & Design Consultants for the permission:

Andrew Clover Planning and Design, Corn Exchange Chambers, Queen Street, Market Rasen, LN8 3EH.



CONTACT PYGOTT & CRONE

01522 568822

lincoln@pygott-crone.com

www.pygott-crone.com