

FOR SALE BY PRIVATE TREATY

HORNCastle TOWN CENTRE

**A VERSATILE DEVELOPMENT SITE SITUATED ON THE SOUTHERN EDGE
OF THE TOWN CENTRE EXTENDING to approx. 0.5 acre (0.2 hectare)**



THE HAMERTON SITE SOUTH STREET, HORNCastle, LN9 6DT

- A BLOCK OF PROMINENT BARE LAND WITH FRONTAGE TO THE A153
- THE SITE HAS A DIVERSE PLANNING HISTORY FOR BOTH RESIDENTIAL AND COMMERCIAL DEVELOPMENT
- OFFERING POTENTIAL FOR A VARIETY OF USES
- CURRENTLY WITH PLANNING CONSENT FOR A MIXED-USE SCHEME OF FLATS, SHOPS AND OFFICES

PRICE: OIRO £310,000

LOCATION

Horncastle is a mid-Lincolnshire Georgian market town situated on the southern edge of the Lincolnshire Wolds at the crossroads of the A158 and A153, approximately 21 miles east of Lincoln. The town has a population of approximately 7,000 and offers a good variety of shops, schools and services and serves a wide rural catchment area.

The site fronts South Street, on its eastern side, being the main A153, on the southern edge of the town centre, outside of, but on the edge of the Conservation Area and is shown for identification purposes on the attached plan.

GENERAL DESCRIPTION

An elevated evenly proportioned rectangular site extending to approx. half an acre, with extensive road frontage to the A153. The site is currently vacant within a ring fence and offers considerable versatility in its development potential. There is an existing access point from the A153 at the north western corner of the site.

The site represents one of the few remaining development opportunities within the town centre.

TOWN & COUNTRY PLANNING

The site has a chequered history. Historically it was last used as an agricultural engineers with sales and repairs on site. Subsequently there have been various planning approvals for motor trade/car sales, residential development and mixed use.

Currently the site has Approval of Reserved Matters for a substantial three-storey scheme of flats, café, restaurant, offices etc. This was granted by East Lindsey District Council under reference S/086/00033/20 on the 7th April 2020.

A copy of the decision is available from the Agent and all supporting documents can be viewed online at www.e-lindsey.gov.uk/online-applications.



SERVICES

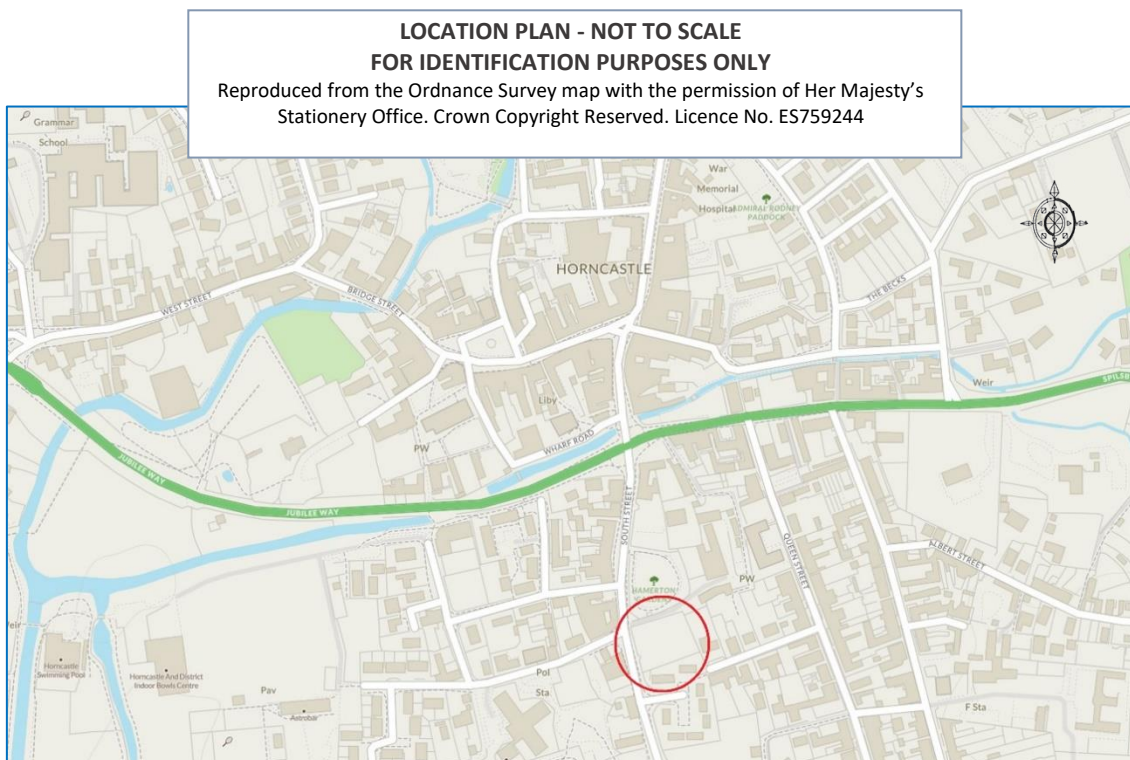
All main services are available in the vicinity. Historically, mains electricity and water have been connected. Prospective purchasers should satisfy themselves on the availability of services.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing easements, wayleaves and rights of way, whether or not mentioned in these particulars.

RESTRICTIVE COVENANT

Please note, there is a restrictive covenant on the site which prevents the site being used as a "hotel, inn, public house or club, nor to allow the sale of intoxicating liquors or mineral waters". Further information is available from the Agents.



VIEWING

At any reasonable time from the roadside. On site viewing by appointment through the Agents' Horncastle office

For further information contact:

Commercial Department

Agent: Colin Low

Old Bank Chambers, Horncastle LN9 5HY

Tel. 01507 522222

Email. colinlow@robert-bell.org



North
Elevation - View E



East
Elevation - View C



North
Elevation - View D

THESE PARTICULARS WERE REVISED JULY 2023

These particulars are intended to give a fair description of the property but the details are not guaranteed nor do they form any part of a Contract. Applicants are advised to make appointments to view but the Agent cannot hold themselves responsible for any expenses incurred in inspecting the properties which may have been sold, let or withdrawn.