



31 Tillbridge Road- Potential Development Opportunity

Sturton by Stow, Lincoln. LN1 2BP





31 Tillbridge Road, Lincoln

Potential Development Opportunity - 1.57 acres (stp) - 31 Tillbridge Road, Sturton by Stow LN2 1BP

This is an extensive property comprising of a substantial late Victorian six bedroom three storey house (GIFA 2,551 ft² / 251 m²), in need of a significant scheme of renovation and refurbishment, with old coach house and other outbuildings, as well as large grounds, very pleasantly located on the eastern country fringe of the popular village of Sturton by Stow.

Planning: From planning advice received, it is perceived there is an opportunity for the residential redevelopment of this property, subject to appropriate consents. The sellers are open to considering conditionals offers/options, subject to planning inquiries/pre-application/consent.

Planning Consultants: Lines Design Consultancy – Ricky Newton Tel: 01507 611155. Please call for advice.

The House: The internal accommodation comprises; veranda, hallway, sitting room, dining kitchen, utility room, drawing room, sun room, bathroom and pantry to the ground floor. On the first floor are four bedroom, WC and further bathroom and on the second floor a landing room leading to two further bedrooms.

The Coach House/Outbuildings: of good size and in need of significant repair.

Grounds: Mature front grounds sheltered by trees. Large rear old orchard gardens.





THE AREA

Sturton by Stow is a good-sized village, offering a good range of amenities for this area of rural Lincolnshire with its own popular Primary School, Post Office/Village Store and a Co-op supermarket

The village is well placed for commuting to the historic City of Lincoln (7 miles) with its excellent range of shopping and social facilities and Gainsborough (8 miles) on the bank of the River Trent with its very well respected Grammar School and Marshalls Yard shopping facilities. There are also good routes into Nottinghamshire over the River Trent at the Dunham toll bridge crossing (9 miles), as well as access to the A1 and Newark (19 miles) with its high-speed rail link to London Kings Cross

For Sale By Informal Tender unless previously sold by private treaty: Informal tenders/offers to be prior to 5 pm 17th June 2023.

Viewings Strictly By Appointment Only accompanied by the agents: Please be aware there is on site security at the property and trespassers will be prosecuted without exception.

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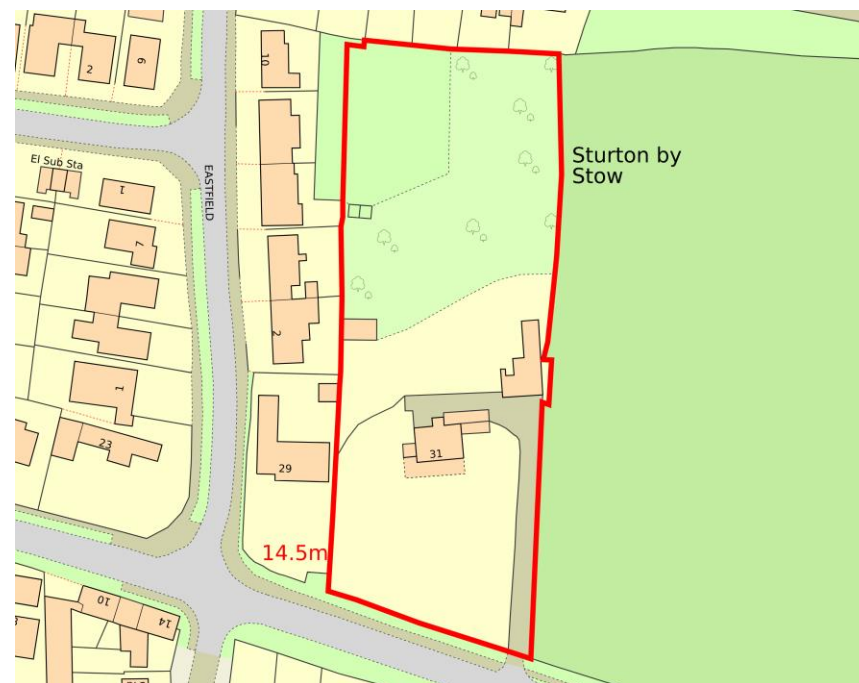
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

Brochure prepared 19.4.2023





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



DISCLAIMER

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