

**Individual Building Plot**  
Paddock Lane, Branston, Lincoln. LN4 1LB

**BELL**

This is a wonderful development opportunity, for a developer or a private individual. A good size building plot with outline planning consent for the erection of a single storey dwelling in a very pleasant elevated setting in this small lane of quality homes located in the heart of the ever popular south Lincoln village of Branston.



# Building Plot, Paddock Lane, Branston

## PLANNING DETAILS:

Planning Authority: North Kesteven District Council Kesteven Street Sleaford NG 34 7EH. Tel:01529414155.  
**Outline Planning Consent Application Number: 22/1030/OUT**

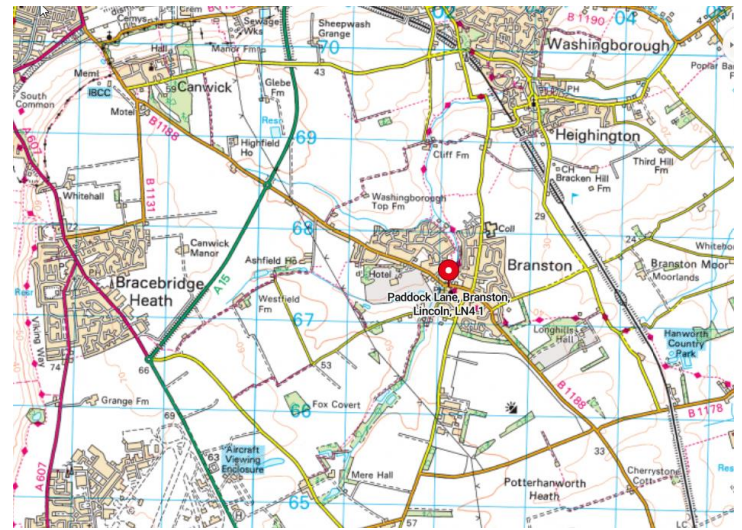
Online Planning: Go to <https://planningonline.n-kesteven.gov.uk/online-applications/>

## The Area

Branston offers a surprisingly good range of local amenities. There are well respected primary and secondary schools, a doctor's surgery, Co-op supermarket, fast food/shop outlets, a popular café, public houses and more.

The Historic City of Lincoln and its excellent range of shopping and social facilities are just 4 miles away to the north. Less than 0.5 of a mile to the north of the village there is direct access onto the 'Lincoln Eastern Bypass' which offers very quick route around to the east and north of the city. This relatively new bypass has now made the south eastern escarpment villages, such as Branston more accessible to many families across the region.

The village is also well located for service personnel at nearby RAF Waddington and a number of other service bases in the region.



**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.

**VIEWING:** By arrangement with the agent's Lincoln Office  
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Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);  
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