



**DEVELOPMENT OPPORTUNITY!**  
 Cliff Road, Welton, Lincolnshire. LN2 3JN



# Development Opportunity

## Cliff Road, Welton

This is a marvellous development opportunity, for the creation of three high quality detached bungalows, set in an attractive exclusive setting on the north western country fringe of the ever-popular north Lincoln village of Welton.

The very attractive bungalow designs (GIFA 831 ft<sup>2</sup> / 77.21 m<sup>2</sup>) offer an appealing layout of accommodation with large feature Living Dining Kitchen, Master Bedrooms with En-suite Shower Room, a further Bedroom of excellent proportions and bathroom. The design of plot 3 includes garaging.

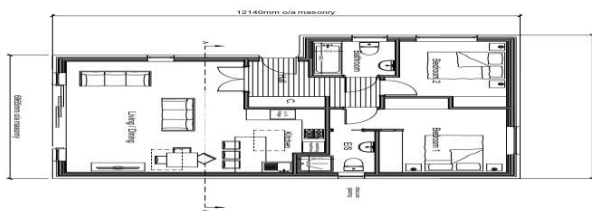
### Planning Information

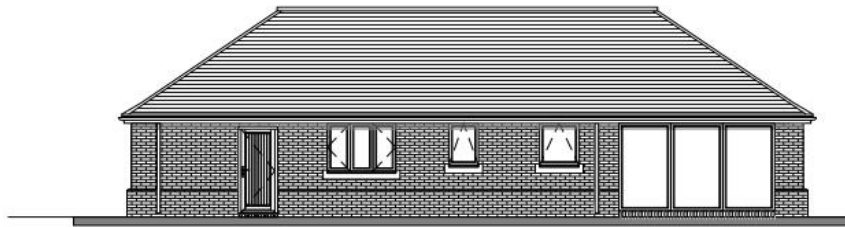
**Planning Authority:** West Lindsey District Council - Guildhall Marshall's Yard, Marshalls Yard, 13b Beaumont St, Gainsborough DN21 2NA. Tel: 01427676676.

### Online Planning Portal:

[www.west-lindsey.gov.uk/planning-building-control/planning/view-search-planning-applications](http://www.west-lindsey.gov.uk/planning-building-control/planning/view-search-planning-applications)

**Planning Application Rence:** WL/2024/00485.





SOUTH ELEVATION



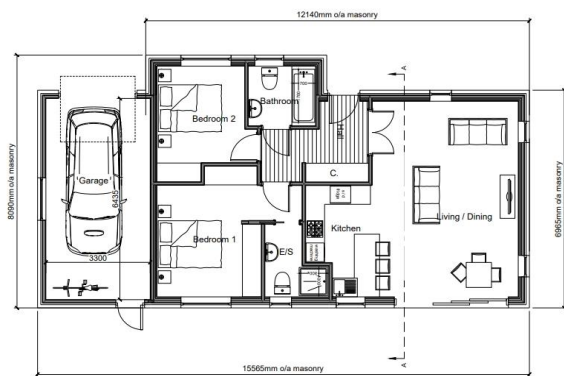
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION





## THE AREA

Welton is one of the most sought-after north Lincoln villages for families, as it offers an excellent range of local amenities which includes a post office/Co-op supermarket, public houses, golf club, primary school, the OFSTED Outstanding William Farr secondary school and yet more. The village is just 6 miles from the historic city of Lincoln with its very comprehensive range of shopping and social activities.

There is quick and easy access out to the A15 and the Lincoln northern and eastern bypasses, with accompanying routes out to a number of RAF bases in the area, Sleaford and Grantham. Also, the nearby A46 runs out southwest of the city to the A1 and Newark with its high-speed rail link to London Kings Cross.

### West Lindsey District Council

**SERVICES:** The agents would like to point out that 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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Brochure prepared 4.7.2025

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