

DEVELOPMENT OPPORTUNITY

24 HORNCastle ROAD,
WOODHALL SPA



Property 2:
A prime rear building plot with consent for a striking contemporary dwelling, designed to deliver light-filled modern living in a prestigious setting.

Property One:
An established three bedroom residence with approved plans to extend and enhance, offering the perfect foundation for a refined luxury home.

24 Horncastle Road
Woodhall Spa, Lincoln, Lincolnshire LN10 6UZ

£395,000
DEVELOPMENT/INVESTMENT OPPORTUNITY

BELL



24 Horncastle Road

Woodhall Spa, Lincolnshire LN10 6UZ

Lincoln – 19 miles

Grantham – 33 miles with East Coast rail link to London

Boston – 19 miles

(Distances are approximate)

Situated to the south side of the highly desirable Horncastle Road to a plot of nearly half an acre. Offered for sale with two planning options:

- * Extension of existing dormer bungalow to provide a striking home of some considerable appeal.

- * Building permission to the rear for a two-storey contemporary three-bedroom home with modern open plan living.

- * A third option is to refurbish and upgrade the existing dormer bungalow, currently comprising three bedrooms and three reception rooms.

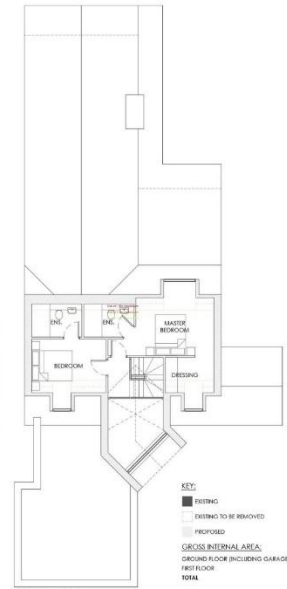
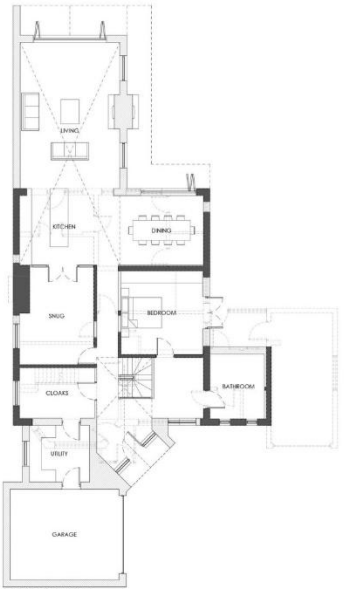
The development is a short walk from the center of this most sought after of Lincolnshire villages with its wide range of shopping, social and educational facilities.

Please contact the Woodhall Spa office for further details.





PROPOSED SITE PLAN
© 2024 A1



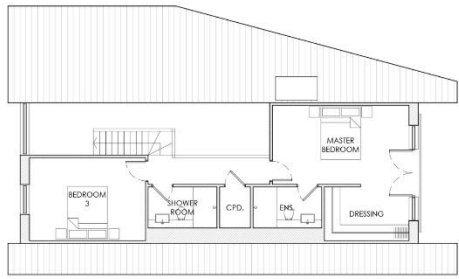
KEY:
 ■ EXISTING
 ■ EXISTING TO BE REMOVED
 □ PROPOSED
 GROSS INTERNAL AREA:
 GROUND FLOOR (INCLUDING GARAGE) 1847'
 FIRST FLOOR 1034'
 TOTAL 2881'

GROUND FLOOR PLAN
 PROPOSED FLOOR PLANS
 scale 1:100

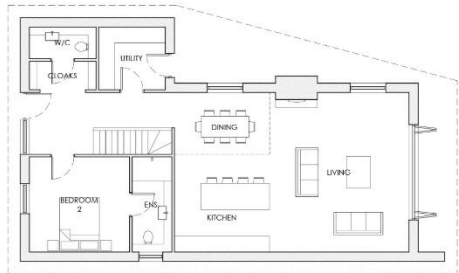
FIRST FLOOR PLAN



AI Visuals - See plans for more details.



FIRST FLOOR PLAN
(GROSS INTERNAL AREA = 74m²)



GROUND FLOOR PLAN
(GROSS INTERNAL AREA = 99m²)



FRONT ELEVATION

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Proposed Site Plan
1:200 @ A3



SIDE ELEVATION

AI Visuals - See plans for more accurate details.



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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

East Lindsey District Council – Tax band: D
EPC Rating: C

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 Woodhall Spa Office.
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