



**Anglia Pottery**

Church Street, Billinghay, Lincoln LN4 4HN

Auction Guide Price: £295,000+ plus fees

**BELL**

## Investment/Development Opportunity

Ideally situated to the heart of a pleasant Lincolnshire village, Anglia Pottery has planning permission to convert into six stylish duplex apartments (4 two bedroom and 2 one bedroom) and two office units with approx. 10 parking spaces. There are signs the development has been started, for example internal walls and staircases, but the majority of the project remains. The property is within easy walking distance of shopping, social and educational facilities the village provides. The historic City of Lincoln and the inland resort of Woodhall Spa are both a short drive away.

### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- 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.



CGI IMAGE

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## FOR SALE BY AUCTION 17 DECEMBER 2025 - Unconditional

### Property Terms & Conditions - Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

### Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

**East Lindsey District Council – Tax band: A**  
**EPC Rating : G**

**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  
19 Station Road, Woodhall Spa. LN10 6QL  
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