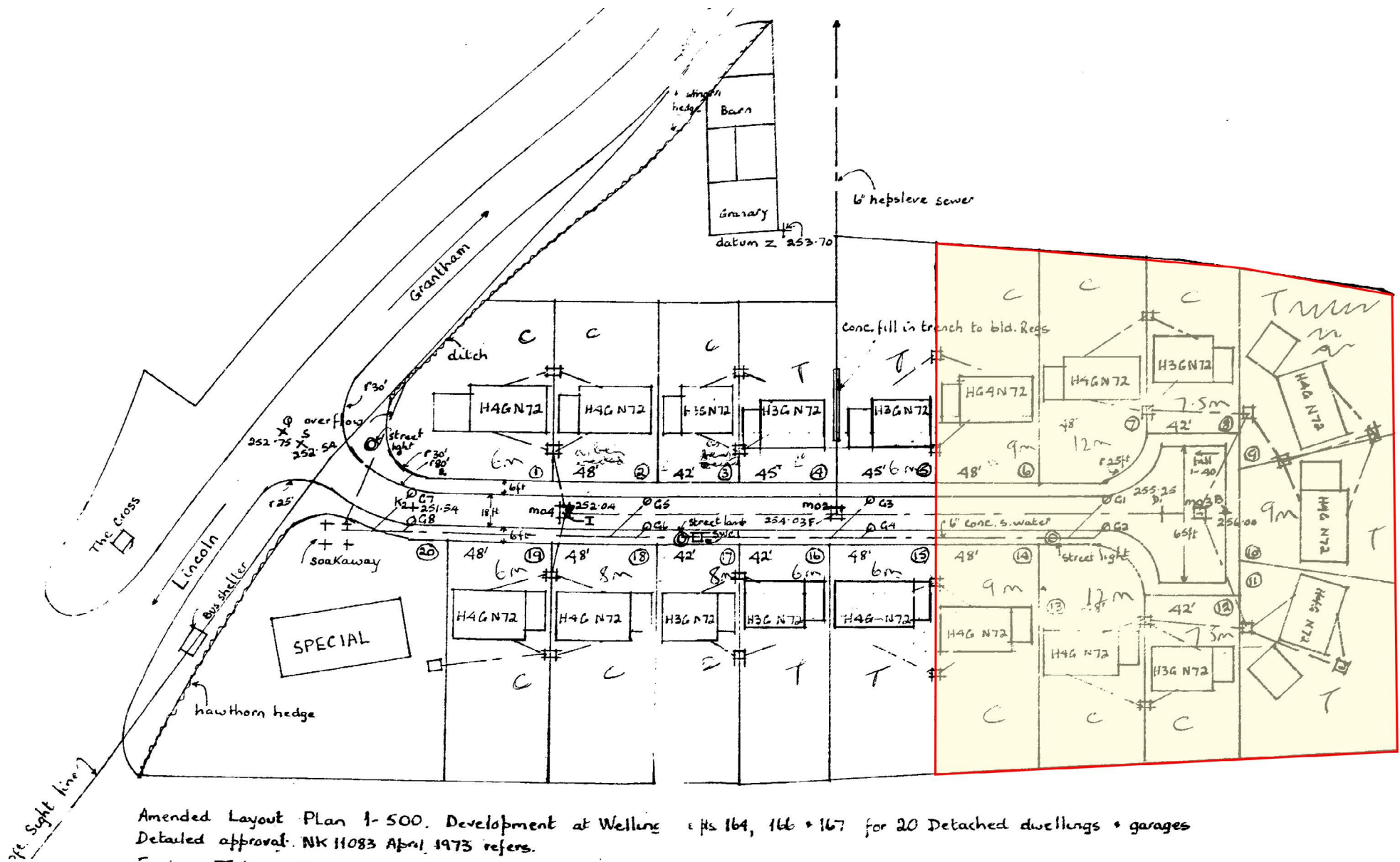




Development Site
Highcliffe, Wellingore, Lincoln

BROWN & CO



Development Site, Highcliffe, Wellingore, Lincoln

A rare opportunity to acquire a development site with full planning permission for nine detached family homes, positioned within the highly sought-after Cliff Village of Wellingore. The site occupies a prominent site of around 1.20 acres which may accommodate further dwellings subject to a re-submission or planning amendment.

Full planning permission was granted by North Kesteven District Council for the erection of 20 dwellings on the 12th June 1979 under application number N/73/520/79. The site was partially developed making the site live.

The site enjoys excellent access to Lincoln, Newark and Grantham, whilst benefiting from the village's popular community atmosphere and attractive rural surroundings. Opportunities of this nature with planning consent in a prime Cliff Village location, are seldom available.



Location

Wellingore is a highly desirable cliff-edge village situated approximately 10 miles South of Lincoln, enjoying an enviable position within the Lincolnshire Countryside. Renowned for its attractive period homes, strong sense of community and picturesque rural surroundings, the village offers an appealing balance of village life and accessibility.

The village benefits from a range of local amenities including a well-regarded primary school, a private nursery. Village hall, garage, 2 public houses, church and recreational facilities. The adjoining village of Navenby has a medical centre, post office, bakery, florists, cafés pubs and everyday services. Nearby Leadenham has shops. There are 2 grammar schools in nearby Sleaford. Wellingore is also ideally positioned for commuters, with excellent road links via the A607 and A17 providing convenient access to Lincoln, Sleaford, Newark, Grantham and beyond. Grantham's and Newark's mainline railway station offers direct services to London King's Cross in around an hour.

Surrounded by open countryside and scenic walking routes across the Lincoln Cliff and nearby Lincolnshire Wolds landscapes, Wellingore is particularly popular with families, professionals and those seeking a peaceful rural setting without compromising on connectivity.

Town & Country Planning

Full planning permission was granted by North Kesteven District Council for the erection of 20 dwellings on the 12th June 1979 under application number N/73/520/79. The site was partially developed making the site live. Interested parties are advised to visit the NKDC planning portal using the planning reference N/73/520/79

<https://planningonline.n-kesteven.gov.uk/online-applications>

Please note due to the age of the planning permission there is limited information available, but we understand that there were 5 house designs known as Cheltenham, Granchester, Marlborough, Winchester and Windsor. Buyers may wish to discuss with NKDC planning team the idea of updating the drawings and plans or may need to submit a fresh planning application.

Services

We understand all mains services are available in the vicinity of the site along Highcliffe. However, the Vendors cannot give any guarantee as to the capacity of these. Interested parties are advised to make their own enquiries with the Utility providers.

Tenure & Possession

Freehold and for sale by private treaty. Please note that the Vendors will retain a metre wide strip around the Northern, Western and southern boundaries of the land on completion of the sale.

Council Tax

Band to be confirmed after the works are complete.

Mobile & Broadband

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard, Superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

Buyer identity check

Please note that prior to acceptance of any offer, Brown&co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



The Granchester

The Granchester

THE GRANCHESTER is a spacious, detached, 4 double bedroom house of some 1,423 sq. ft. inclusive of garage, built to a very high specification under the supervision of the National House-Builders Council, which will qualify for certification under the N.H.B.C. 10-year guarantee system. Full radiator central heating is by modern auto-feed solid fuel or oil fired at the choice of the purchaser. The house is wired with 2 No. lighting circuits and 2 No. ring main power circuits providing 25 power outlets.

ACCOMMODATION

Spacious and light entrance hall — 11' 10" x 8' 8" — 6' 9" with radiator, power point, telephone point, cupboard under stairs, cloakroom having coloured w.c. and pedestal handbasin. Very impressive parana pine open balustrade staircase, radiator, power point, 2 way lighting to hall and 3 way lighting to staircase/landing.

L shape Sitting Room and Dining Room — 21' x 20' 3" x 12' x 8' 6" (which can be separate), having large feature bay window and wide French casement unit to rear garden. Three radiators, T.V. point, 6 power points, 2 way lighting to sitting room, wired for wall lights.

Study — 9' x 8' with radiator, 2 power points.

Kitchen — 11' x 10' 4" with radiator. Fitted kitchen units to purchaser's choice to P.C. sum. Modern auto-feed solid fuel central heating boiler, 6 power points, cooker control unit, 2 way lighting.

Impressive and Spacious Balustrade Gallery type Staircase Landing — 14' 4" x 9' 7" with airing cupboard (cylinder wired for immersion heater), power point, 3 way lighting.

4 Double Bedrooms

Bedroom No. 1: 12' x 11' with radiator and 2 No. power sockets.

Bedroom No. 2: 11' x 9' 6" with built-in cupboard, radiator and 2 power points.

Bedroom No. 3: 12' 0" x 9' with radiator and 2 power points.

Bedroom No. 4: 11' x 9' 6" with radiator and 2 power points.

Bathroom with coloured luxury suite and radiator.

Garage: 17' x 8' 3" with personal door, power point and ceiling light.

SERVICES:

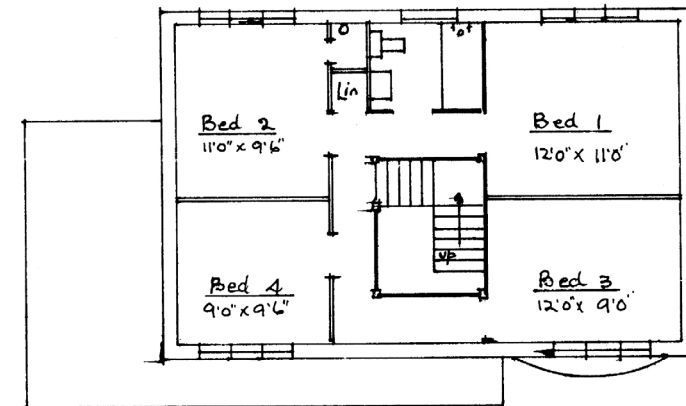
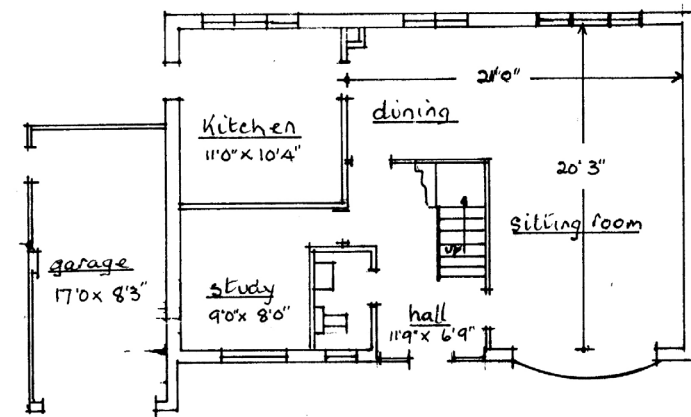
Mains drainage, water and electricity.

ROADS:

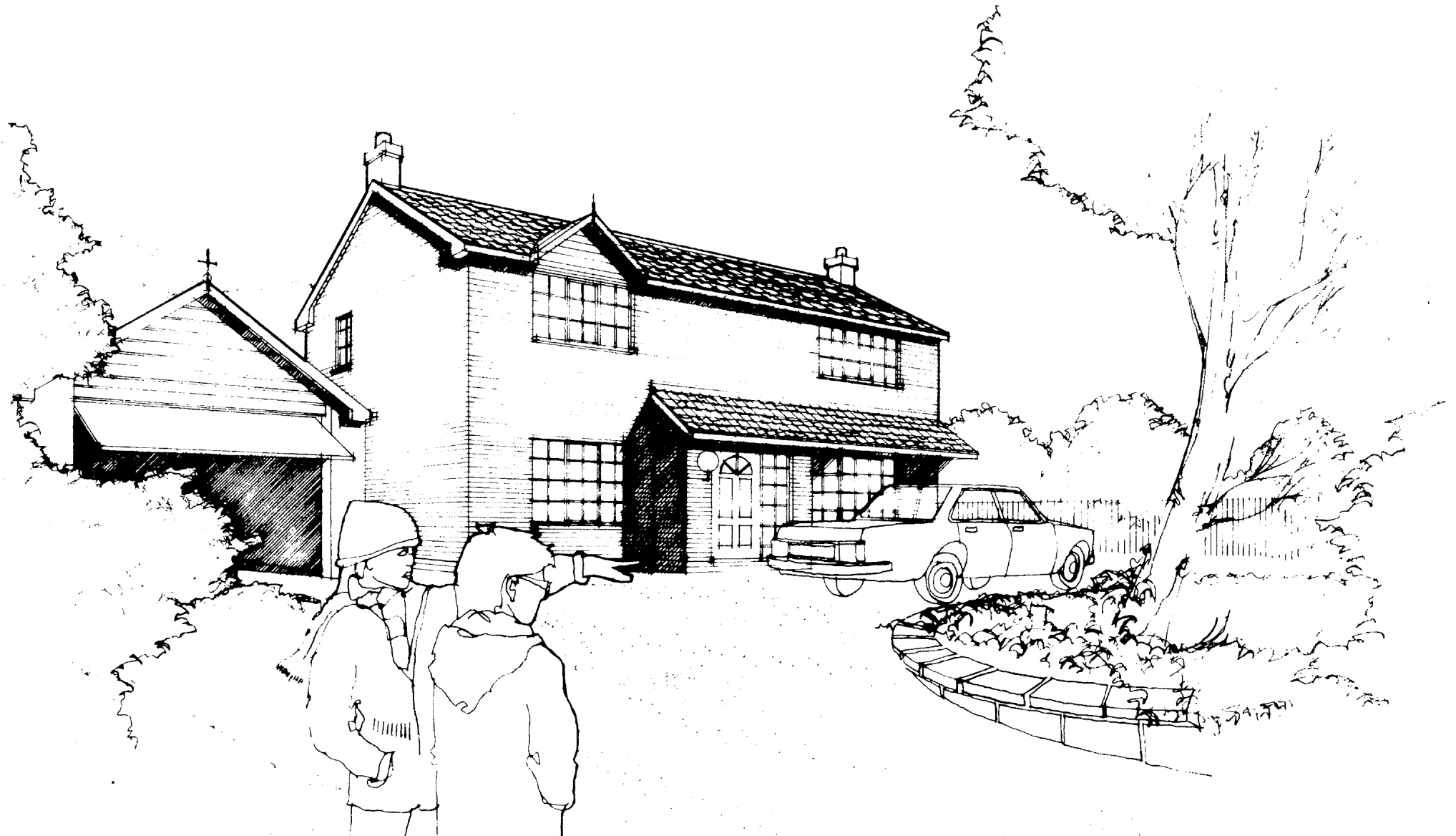
The roads, paths and street lighting are constructed to full local authority specification and will be adopted by the local authority at no extra charge to the purchaser.

DECORATIONS:

All exterior and interior woodwork will be painted with 3 coats. All walls and ceilings will be painted with 2 coats of emulsion paint.



THE WINDSOR



THE WINDSOR

FLOOR PLANS AND DETAILS

The Windsor is a luxurious and truly spacious 4 double bedroom property of splendid proportions of some 1650 sq. ft. measured internally inclusive of double garage. It is traditionally built by craftsmen for the discerning, in a small exclusive cul-de-sac development of 4-6 bedroom properties of individual design and character, superb quality and spacious comfort under the supervision of the National House-Builders Council but in excess of their Specification and qualifies for their 10 year guarantee. It has very high thermal insulation in the cavity walls and roof space ensuring low heating cost. Full radiator central heating is included which is fired by a most efficient, low running cost, heat storage boiler. Some 30 power socket outlets are provided together with two lighting circuits. Additionally, carcass wiring is installed for wall lights in the sitting room, dining room and to the front and rear entrances. Front and rear door bell circuits are fitted. A luxury electric shower unit is installed in the master bedroom en-suite shower room. A built-in electric cooker and hob are provided in the luxury fitted kitchen. A traditional open fire is fitted in the sitting room. Solid block interior walls throughout provide excellent stability and sound insulation. Bathroom, en-suite bathroom, cloakroom and kitchen fittings and units are of the highest quality.

ACCOMMODATION.

ENTRANCE HALL

With parana pine staircase, radiator, 2 way lighting, power socket outlet, telephone point.

CLOAKROOM

With pedestal handbasin, close coupled W.C., radiator, 1 way lighting.

SPACIOUS SITTING ROOM

22'0" x 12'6" approx. with feature bay window, open fire, double glazed patio doors, 2 radiators, 2 way main lighting, T.V. point, 6 power socket outlets, carcass wiring for wall lights.

LARGE DINING ROOM

12'0" x 12'0" approx. with direct access to

sitting room and kitchen, radiator, carcass wiring for wall lights, 2 way main lighting, 4 power socket outlets.

KITCHEN

12'3" x 9'0" approx. luxury fitted units, built-in electric cooker and hob, 5 power socket outlets, radiator, 2 way lighting, direct access to sitting room and utility room.

UTILITY ROOM

9'0" x 6'3" approx. with fitted units, plumbed for washing machine, 4 power socket outlets, 1 way lighting.

DETACHED DOUBLE GARAGE:

With personal access door, 1 way lighting, 2 socket outlets.

FIRST FLOOR:

MASTER BEDROOM.

15'6" x 12'0" approx. radiator, 2 way lighting, 4 socket outlets. En-suite shower room with shower unit, pedestal handbasin, close coupled W.C., 1 way lighting.

BEDROOM 2.

12'6" x 12'0" approx. radiator, 4 power socket outlets, 1 way lighting.

BEDROOM 3.

8'8" x 9'0" approx. radiator, 3 power socket outlets, 1 way lighting.

BEDROOM 4.

9'0" x 8'6" approx. radiator, 3 power socket outlets, 1 way lighting.

SERVICES:

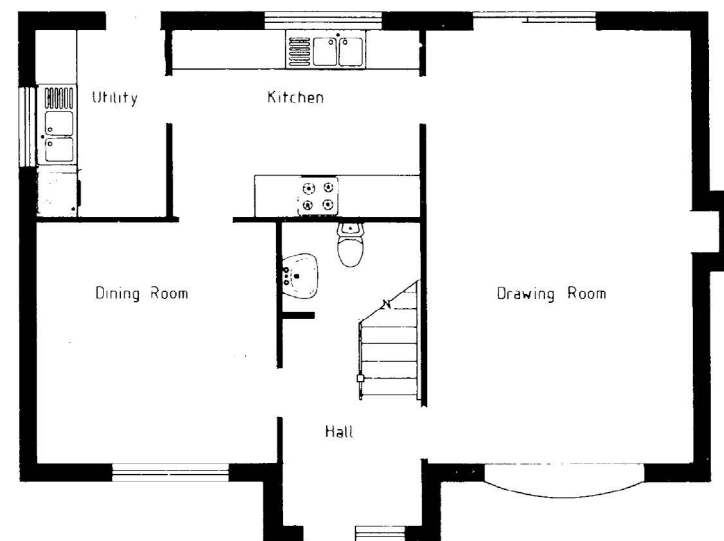
Mains drainage, Water, Electricity and Telephone.

ROADS:

The roads, footpaths and street lighting will be constructed to full and approved Local Authority Specification at no additional cost to the purchaser.

DECORATIONS:

All exterior and interior woodwork will be painted 3 coats: all walls and ceilings will be painted 2 coats of emulsion paint.



Measurements, information, specifications and all other details are given in good faith as a general guide but do not constitute any offer or part of an offer or contract and which may be altered and varied from time to time without notice and as required.

THE CHELTENHAM



THE CHELTENHAM FLOOR PLANS AND DETAILS

The Cheltenham is a superb and truly spacious superior detached 4 double-bedroom property of distinction and splendid proportions of some 1940 sq. ft. internally inclusive of integral double garage. It is traditionally built by craftsmen to a very high specification under the supervision of the National House-Builders Council but in excess of their specification. It has high thermal insulation in the cavity walls and roof space ensuring low heating cost. Full radiator central heating is installed and a minimum of 35 power socket outlets are provided. Panel type internal doors are fitted and ceiling cove provided to hall, sitting room and dining room. All internal walls are of solid block. Carcass wiring is installed for lighting to front and rear entrances together with bell wiring. An electric shower is installed in the en suite bathroom. Electric shaver units are installed in the en suite and main bathroom. An open fire is provided in the sitting room.

ACCOMMODATION.

ENTRANCE HALL

13'0" x 10'8" with beautiful parana pine feature staircase rising to an exceptional and spacious gallery type landing; radiator, 2 power socket outlets, telephone point, 2 way lighting. Cloakroom with high quality coloured pedestal handbasin and close coupled W.C. Direct access from hall to double garage.

SPACIOUS SITTING ROOM

24'0" x 13'0" with feature bay window, large French Casement unit door to patio and rear garden, OPEN FIRE provided; 2 radiators, 2 way main lighting, carcass wiring for three wall lights; 2 T.V. points, 6 power socket outlets.

DINING ROOM

14'0" x 10'6" with feature bay window; direct access to both hall and breakfast room /kitchen; radiator, 2 way lighting carcass wiring for 3 wall lights; T.V. point; 4 power socket outlets.

BREAKFAST ROOM/KITCHEN

15'8" x 12'9" luxury fitted units, radiator, 2 way lighting, cooker control unit, 6 power

socket outlets. Direct access to both dining room and utility room.

UTILITY ROOM

12'9" x 6'7" with central heating boiler, lighting point, 4 power socket outlets, plumbed connections for washing machine, dishwasher and sink unit.

DOUBLE GARAGE:

17'9" x 16'0" with personal door to hall; 2 way lighting, 2 power socket outlets.

FIRST FLOOR: 4 DOUBLE BEDROOMS, MAIN BATHROOM, EN SUITE BATHROOM.

GALLERY LANDING

with special feature space beneath large window; radiator, 3 way lighting, 2 power socket outlets.

MASTER BEDROOM & EN SUITE BATHROOM.

14'9" x 13'3" with en suite shower, coloured pedestal handbasin and W.C.; radiator, 1 way lighting, 4 power socket outlets.

BEDROOM 2.

12'0" x 10'6" radiator, 1 way lighting, 3 power socket outlets.

BEDROOM 3.

13'2" x 9'0" radiator, 1 way lighting, 3 power socket outlets.

BEDROOM 4.

13'3" x 9'0" radiator, 1 way lighting, 3 power socket outlets.

BATHROOM MAIN.

8'2" x 7'9" with luxury coloured suite, comprising corner bath, pedestal handbasin, bidet, W.C., radiator, shaver unit, 1 way lighting, optional extra; additional shower.

SERVICES:

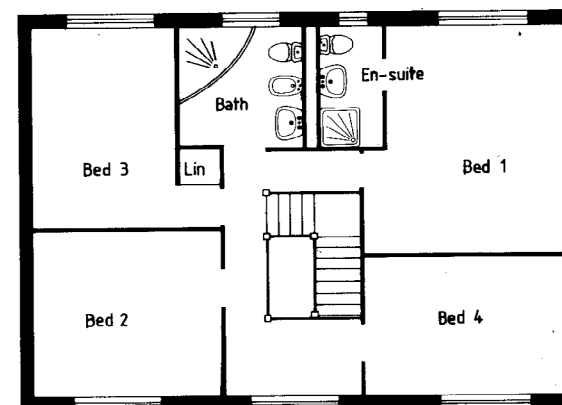
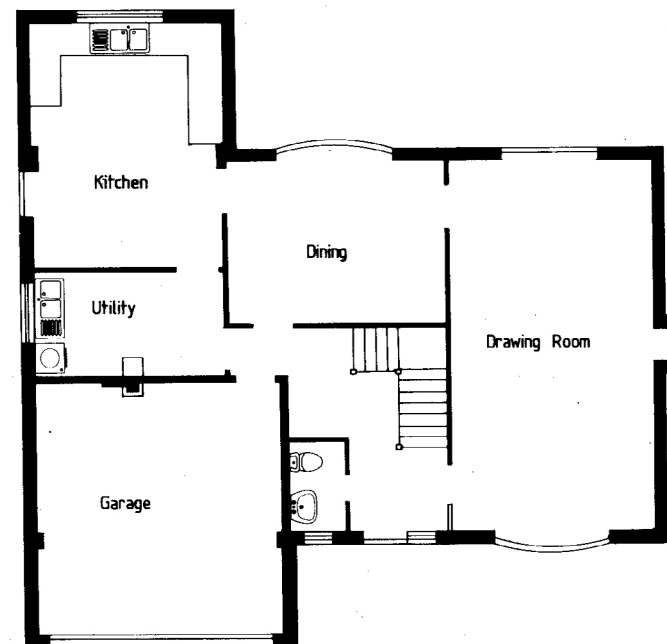
Mains Drainage, Water, Electricity and Telephone.

ROADS:

The roads, footpaths and Street Lighting will be constructed to full and approved Local Authority Specification at no additional cost to the purchaser.

DECORATIONS:

All exterior and interior woodwork will be painted 3 coats: all walls and ceilings will be painted 2 coats of emulsion paint.

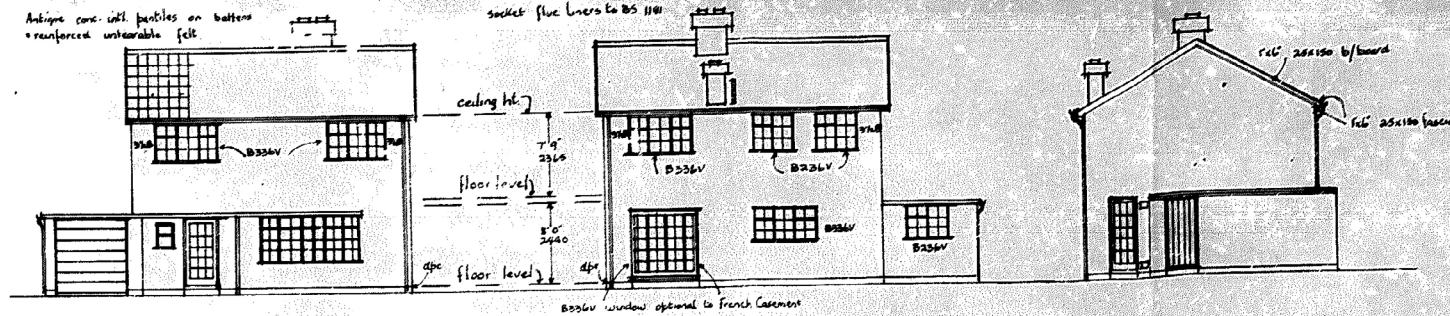


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DETACHED HOUSE & GARAGE TYPE H3GN72 SCALE EIGHT FEET TO 1 INCH

OCTOBER 1972

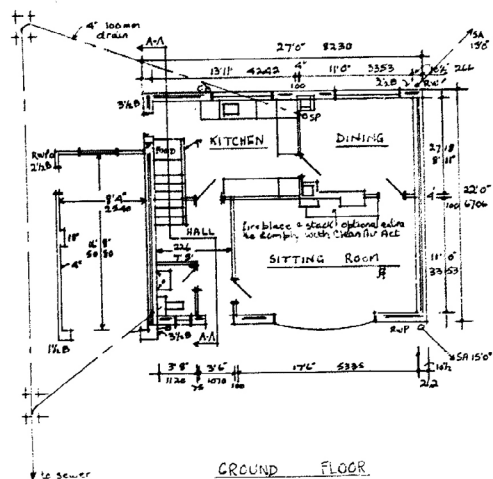
N/73/520/79



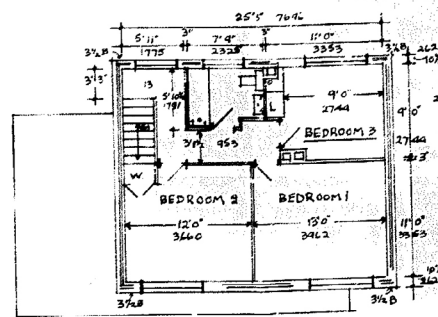
FRONT ELEVATION

REAR ELEVATION

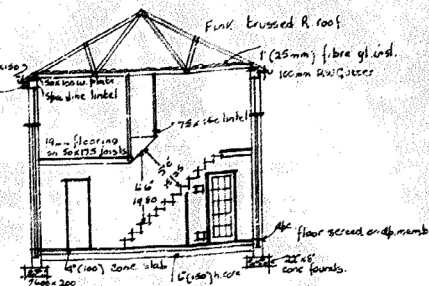
SIDE ELEVATION



GROUND FLOOR

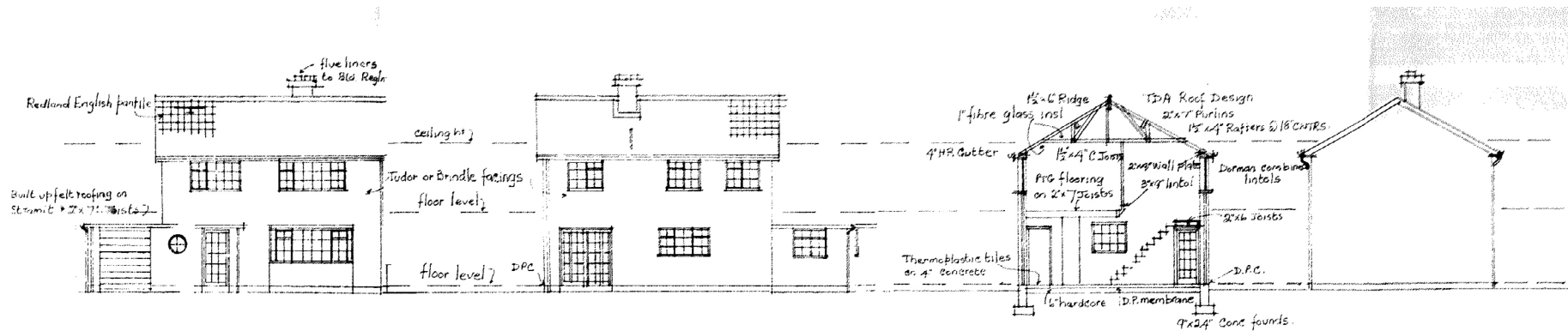


FIRST FLOOR



SECTION A-A

NOTES - GENERAL
Staircase headroom 6'6" measured vertically above pitch line. Clearance 6'6" measured at right angles to pitch line. Balustrade extending 2'9" (825mm) vertically above pitch line with handrail and string 3'0" (914) above floor level at landing. Strings 1 1/2" x 4" (38x102) rise 8" (203) going 9" (225) total rise 8'8" (2640), walls 10 1/2" (267) cavity construction 4" (102) facing and 4" (102) load bearing. Walls above dpc and brickwork below 3" (75) block partitions, brickwork to flues + stacks. Vertical dpc strips at all cavity closures. Ground floor thermoplastic tiles on cement-mortar screed. Screed 1 1/2" (38) concrete floor slab on dpc memb + 1" (25) consolidated hardcore. Window area not less 1/10 floor area. Provide 1/2" (12mm) floor area ventilation flat roof 2 layer bit felt, top layer type 2B, bottom type 2B or 2C bonded to 1" (25) roof deck on 2 1/2" (63x150) joists & 1 1/2" (38) chbrs. for single garage & 2 1/2" (63x150) for double garage with furrings foundations dpc plumbing - all fittings to have 2" (51mm) deep seal traps. Drainage - 3/4" (19mm) pipes connected to 2" (51mm) concrete drains passing rear or under foundations of building. Class B engineering bricks to all manholes/inspection chambers. Surface water drains 15' from building.

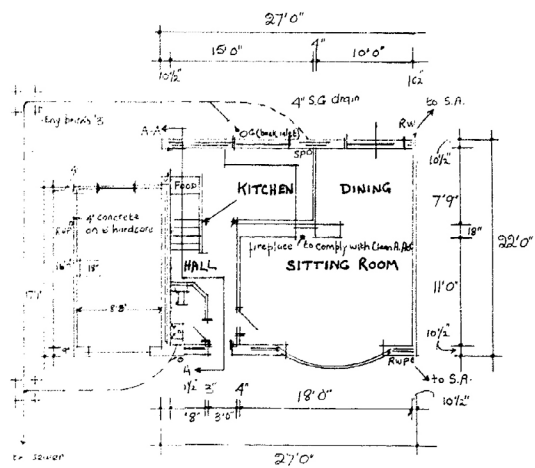


FRONT ELEVATION

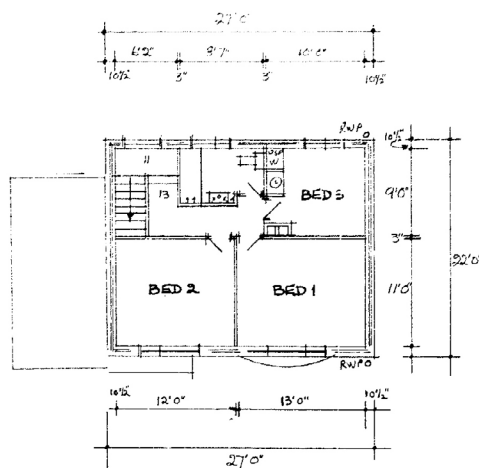
REAR ELEVATION

SECTION A-A

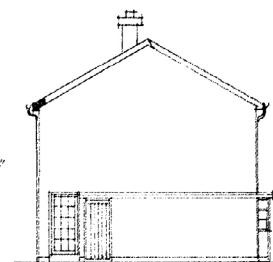
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

HOUSE TYPE HG3N72
Scale 8 Feet to 1 inch

Staircase to conform to
B.Reg.HA; H.S. see Detail

Roof timbers & construction
to TDA Design

Amendments to Kitchen &
Garage October 1972

Roof Coverings:
Redland / Coalbrook English
sandfaced Antique cone
interlocking pantiles
throughout.

Face Bricks:
LBC Cotswold, Dapple
Lights or Saxon for plots
1, 2, 6, 7, 8, 12, 13, 14,
16, 19, 20, or Brindles
LBC Tudors to match
facings on new Village
Hall for plots 3, 4, 5,
9, 10, 11, 15, 16, 17

NK. 11083



FRONT ELEVATION

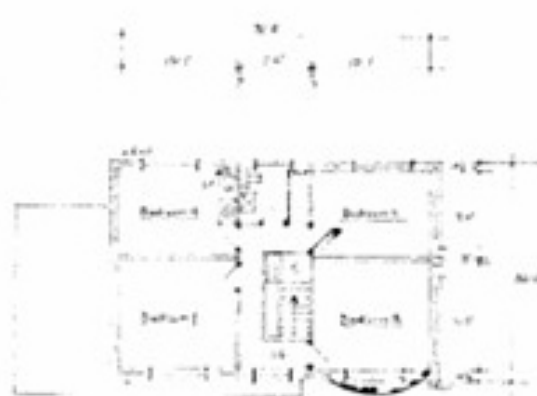
REAR ELEVATION

SECTION A-A

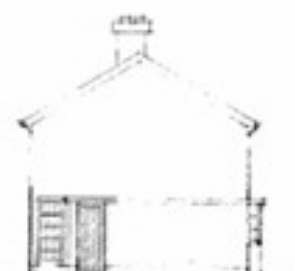
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

HOUSE TYPE HG4SN72
Scale: 8 Feet to 1 inch
Sewerage to comply with
Bulg. Regs. H2, H3. See Detail
Roof trusses & construction
to RTS Design

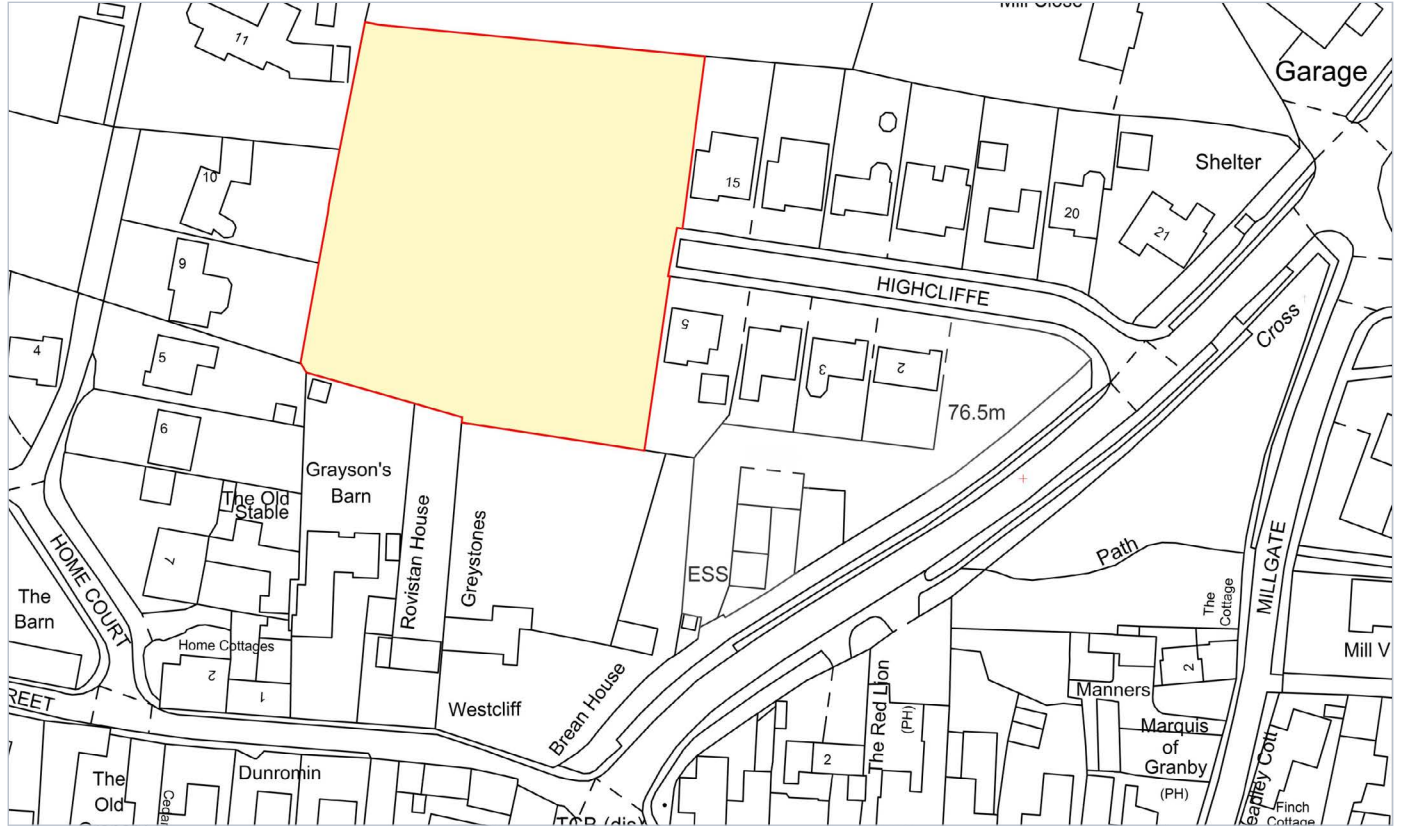
Amendments to Kitchen &
Garage October 1979

Roof Coverings
Redwood/Clash 10
English Oak and
Belgian marble
tiles as through

Face Bricks:
LBC Colours, Double
lights, or Ranges for
Plate 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 12, 13, 14, 15, 16,
LBC Bricks or
Tiles to match
near Village Hall
forage for Plate 1, 2,
3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15







Directions - LN5 0HG
 From Lincoln follow the A607 towards Grantham, Stay on this road until reach Wellingore and the property can be found on your right hand side.

<https://what3words.com/sands.disco.family>

Agent
 James Mulhall 01522 504304
lincolnresidential@brown-co.com

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