



Building Plot, Hardwick, Saxilby, Lincoln, LN1 2PW

A unique development opportunity to develop a bespoke five bedroom barn style dwelling extending to around 5,435 sq ft nestling in a generous plot of 0.62 of an acre with far reaching countryside views.

5 Oakwood Road
Lincoln, LN6 3LH
T 01522 504 304 | E lincolnresidential@brown-co.com

BROWN & CO

Location

The property enjoys a rural setting with just four dwellings in a private enclave, but offers a short commute back to Lincoln city centre or good transport links to the A46 and A57/A1.Directions From Lincoln follow the A57 towards Saxilby and then turn right onto Mill Lane and immediately left onto Bridge Street. Proceed through the village and turn left onto Sykes Lane. Stay on this road until you reach a left hand turn signposted Hardwick. Follow this road and you will come to the wrought iron gates of Hope farm where the plot can be found at the end of the drive to the left.
<https://what3words.com/following.free.jousting>

Town & Country Planning

The site was given full planning permission by West Lindsey District Council on the 4th January 2024 under application number 147489 to erect 1no. dwelling and garage including demolition of agricultural building following Class Q approval 146756.

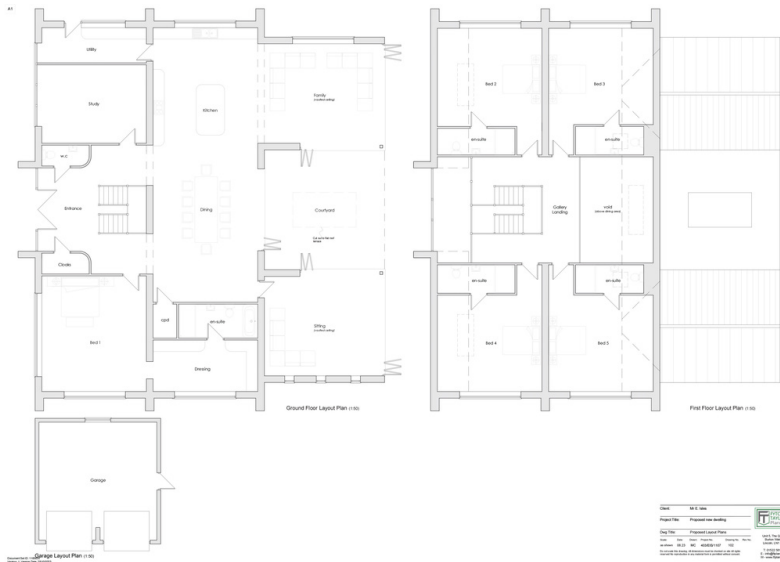
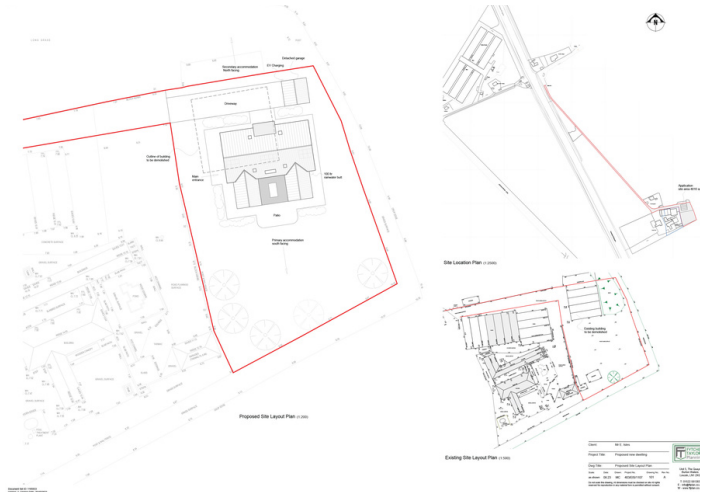
Easements Wayleaves & Rights of Way

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this catalogue.

Tenure & Possession

Freehold with vacant possession upon completion.

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



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.Particulars Dated