



SECURE THE ADDRESS. SHAPE THE HOME. CHOOSE THE FUTURE.

24, HORNCASTLE ROAD WOODHALL SPA

A rare opportunity to acquire a detached bungalow with an additional consented building plot on Horncastle Road, one of Woodhall Spa's most desirable residential settings.

THE OPPORTUNITY

This is more than a renovation project. It is a chance to secure a sought-after Woodhall Spa address and decide what the property becomes: a beautifully updated home, a larger extended principal dwelling, a home with a second residence for family or guests, or a two-home scheme with significant future value.

Set within easy reach of Woodhall Spa village centre, the property offers the best of both worlds: a recognised village lifestyle with golf, heritage, independent amenities and green space nearby, together with the flexibility of a genuine project.

A WOODHALL SPA LIFESTYLE

Woodhall Spa is one of Lincolnshire's most distinctive village settings, known for its leafy Edwardian character, strong community feel, golf heritage and leisure amenities.

The National Golf Centre, home of England Golf, is nearby, with two world-class golf courses and academy facilities. The village also offers Jubilee Park, The Kinema in the Woods, independent amenities, woodland walks and a relaxed lifestyle that continues to attract buyers seeking something more than a standard village address.

For the eventual owner or buyer of the completed homes, the appeal will not be based on accommodation alone. It will be the combination of detached living, modernised space, a rare Horncastle Road address and proximity to everything that makes Woodhall Spa desirable.

LOCATION LOCATION LOCATION

The strength of this opportunity is the address.

Horncastle Road is a varied and established residential road, with different property types, plot sizes and settings. Simple averages do not tell the full story. The relevant evidence is the road's ability to support substantial detached homes where scale, plot and specification are right.

Recent market evidence supports this. Horncastle Road has recorded detached sales at £500,000 and £680,000, and wider road data indicates values of around £3,631 per sq m across recent sales. This supports the view that well-executed detached homes on Horncastle Road can command materially stronger values than basic headline averages suggest.



VIEWING: By arrangement with the agent's Woodhall Spa Office. Tel: 01526 353333 Email: woodhallspa@robert-bell.



24, HORNCastle ROAD – WOODHALL SPA

**OFFERS OVER
£385,000**

DEVELOPMENT OPTIONS

The existing detached bungalow requires renovation, but comes with the benefit of granted planning for the existing home. Alongside this, the site benefits from full planning permission for a separate contemporary three-bedroom detached chalet bungalow. That gives a buyer rare flexibility.

You could:

- renovate the existing bungalow into a comfortable Woodhall Spa home;
- carry out the full granted scheme to create a substantially updated and extended principal dwelling;
- build the approved detached chalet bungalow;
- retain the second consent for future use, family, resale or long-term investment;
- phase the works over time rather than take on everything at once.

For private buyers, this is a chance to buy the address first and shape the home around your own needs. For developers, it offers a clear two-home value-creation opportunity in a proven detached-home market.

POTENTIAL ROUTES

Lighter-touch renovation of the existing bungalow

c. £450,000+ finished value

Full granted renovation / extension scheme

c. £650,000 potential finished value

New detached three-bedroom chalet bungalow

c. £450,000 potential finished value

Full two-home scheme

up to c. £1.1m potential GDV

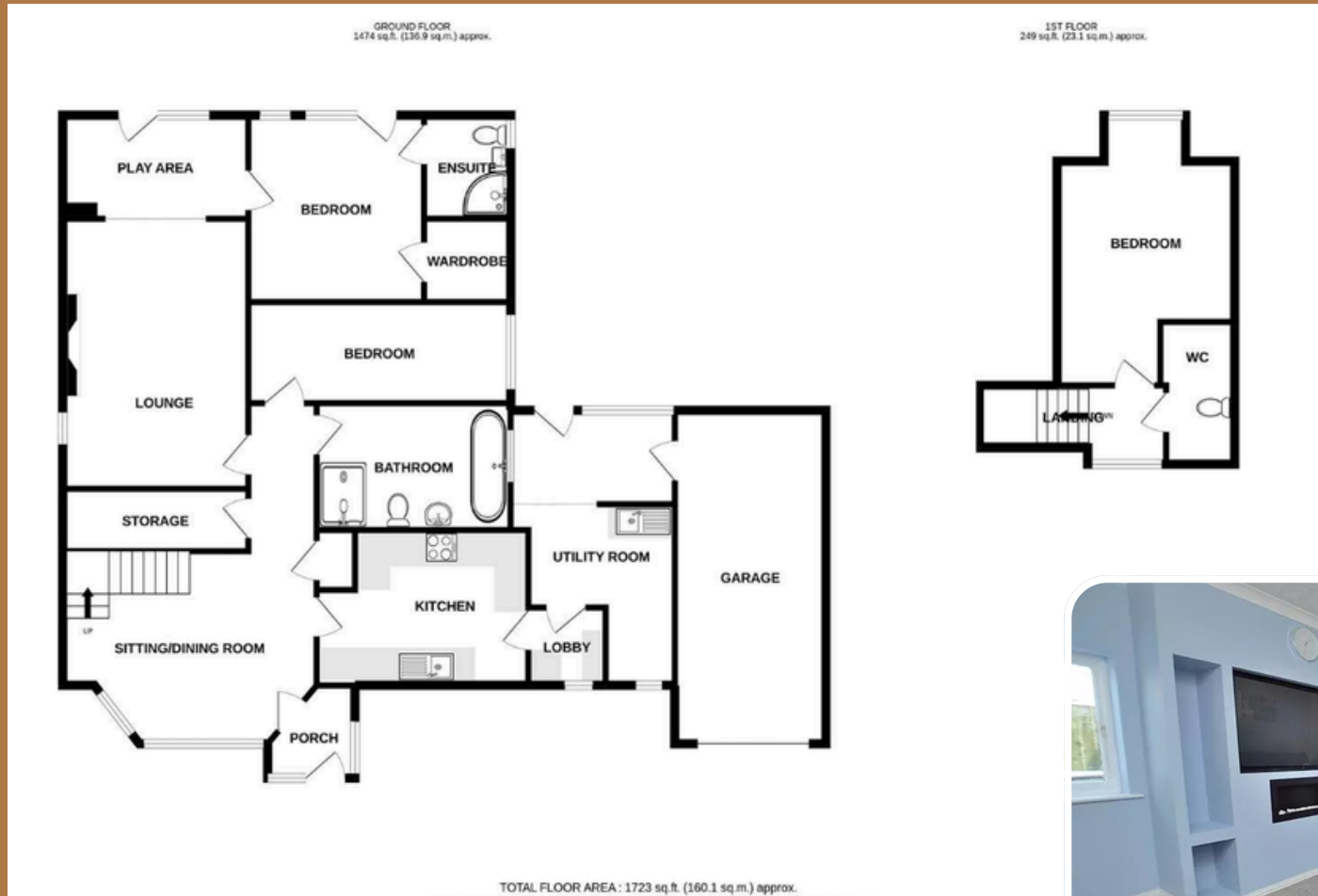
Figures are indicative and dependent on specification, build scope, market conditions and final delivery.

This is not a cold, unserviced plot. The existing residential dwelling means services are already present at or close to the property.

The approved chalet bungalow will require its own connections, metering and any necessary upgrades, but the site starts from a stronger position than bare land where utilities and drainage may need to be brought in from scratch.



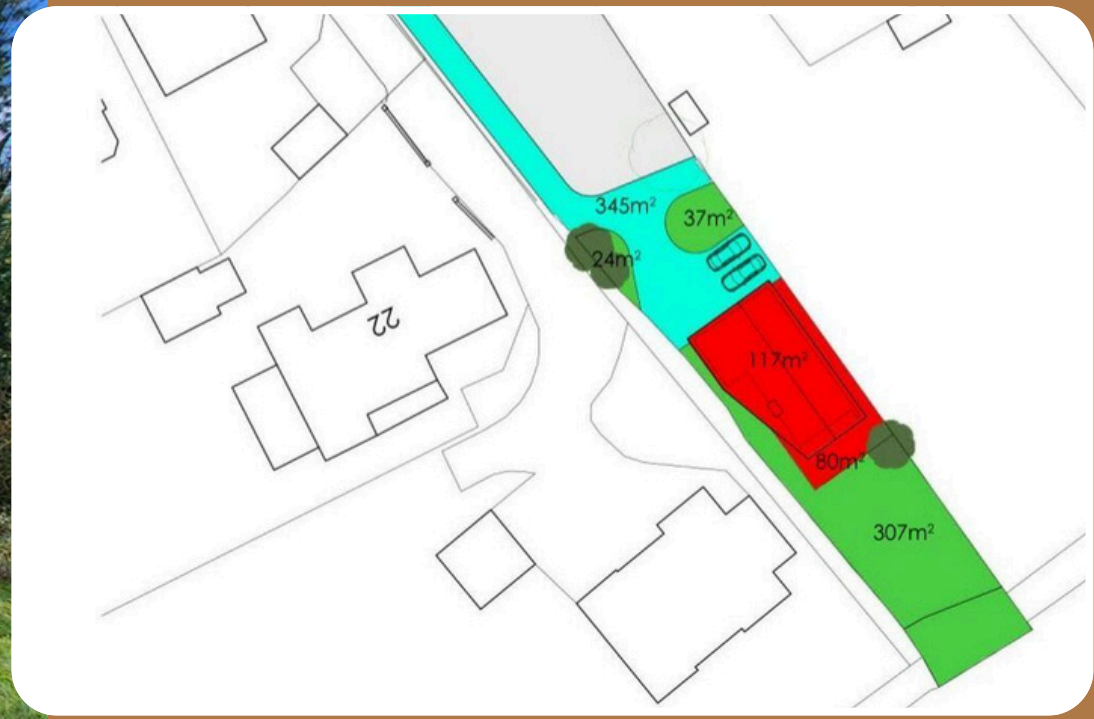
CURRENT FLOORPLAN



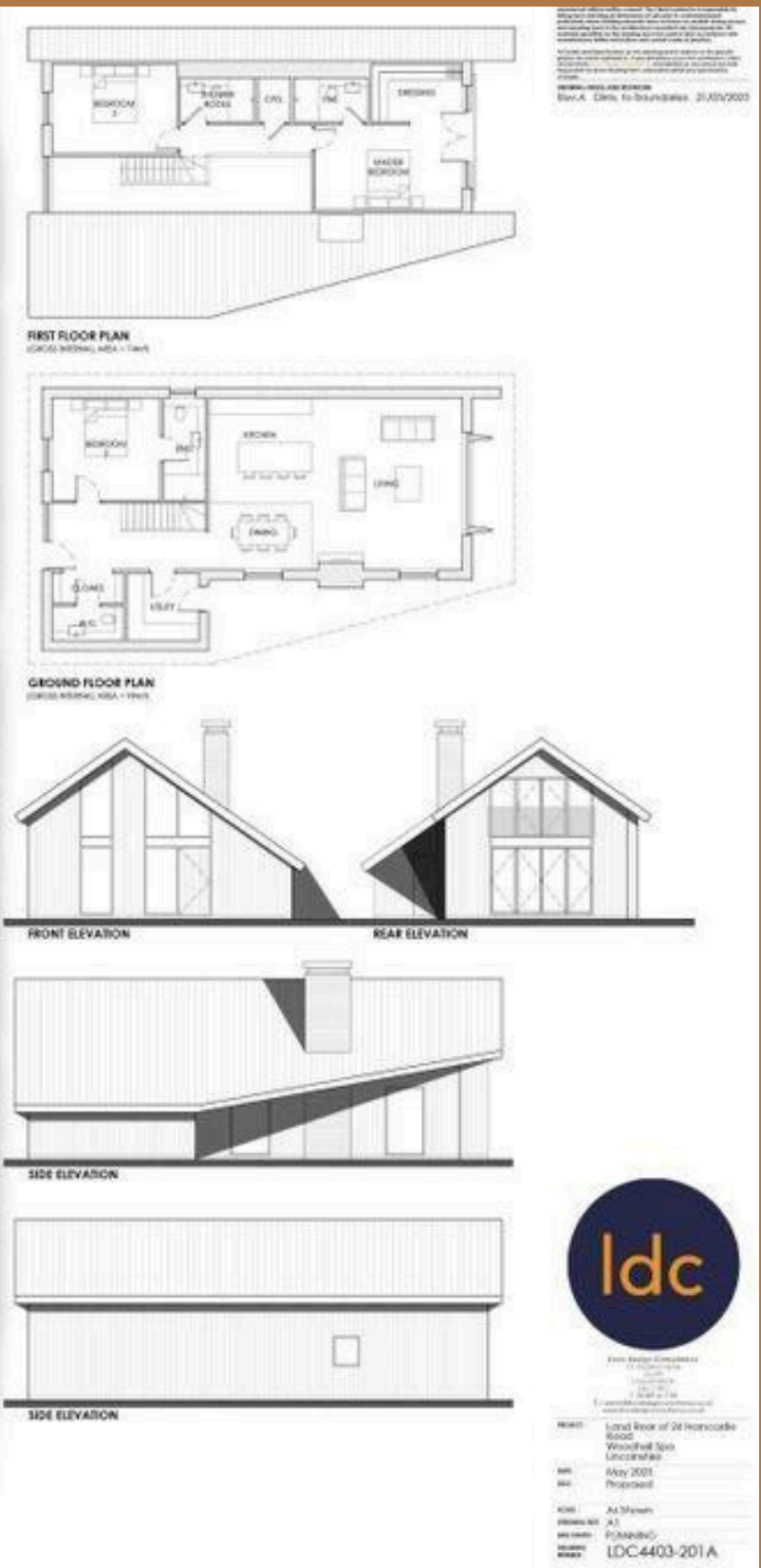
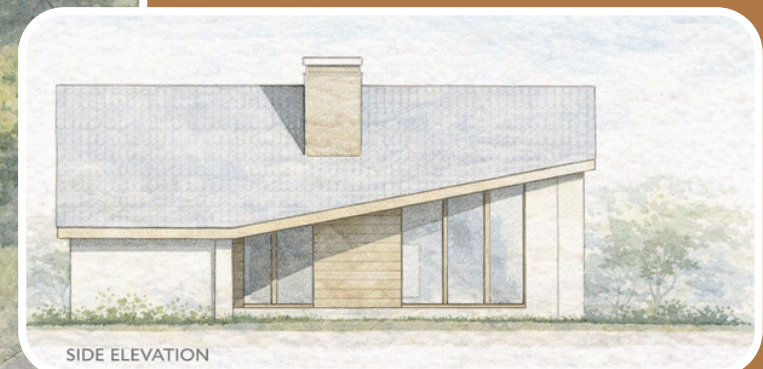
FULL PLANNING GRANTED



BUILDING PLOT



FULL PLANNING GRANTED FOR A CONTEMPORARY 3 BEDROOM HOME



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.

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.