



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

£425,000
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.

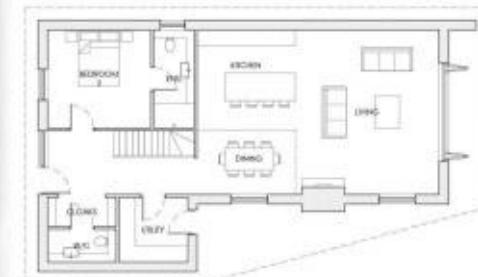
Please contact the Woodhall Spa office for further details.



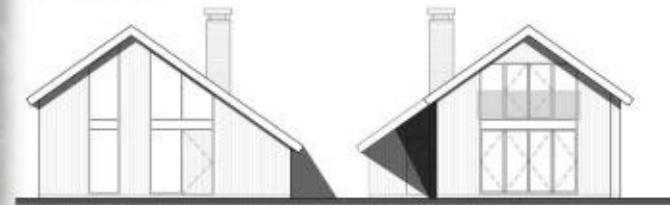
superiority without a control. They are considered unacceptable for any new technology of diagnosis or prevention. In contrast, preliminary results indicating benefits before formal validation, demonstrating safety for the intended use, constitute an acceptable risk. An acceptable risk is one that is acceptable to the public, reasonable given the circumstances, and consistent with other risks.

Admitting new technologies on the basis of an inferior to the existing technology is not acceptable. The acceptability of new technologies as safe, reasonable for the intended use, and acceptable.

FIRST FLOOR PLAN
FOR 6000 INTERNAL AREA = 7000

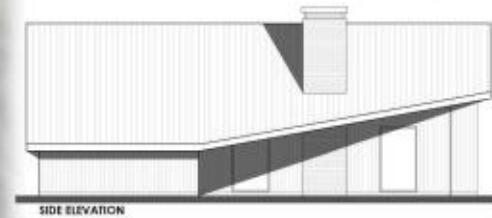


GROUND FLOOR PLAN

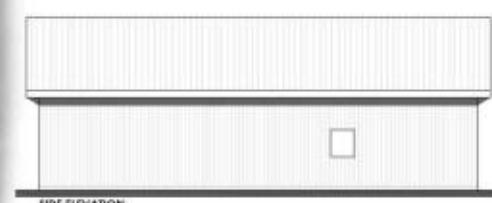


FRONT ELEVATION

REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



100

Ref: Land Rear of 24 Horncastle Road Woodhall Spa Lincolnshire Date: May 2005

AS STATED
AT
PLANNING
LDC4403-201A



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.

19 Station Road, Woodhall Spa. LN10 6QL.

Tel: 01526 353333

Email: woodhallspa@robert-bell.org

Website: <http://www.robert-bell.org>

Brochure prepared 21.01.2026

PROPOSED SITE PLAN
 SITE 1:3000

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 or 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.

19 Station Road, Woodhall Spa. LN10 6QL
 Tel: 01526 353333
 Email: woodhallspa@robert-bell.org

www.robert-bell.org

