



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.

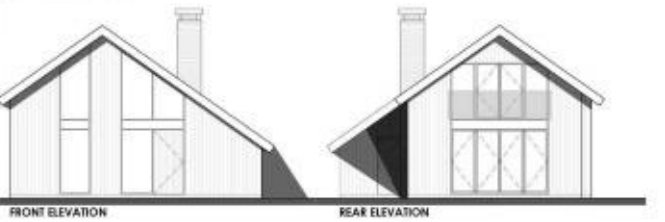
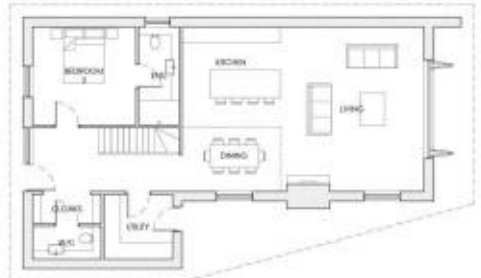
Please contact the Woodhall Spa office for further details.







**PROPOSED SITE PLAN**  
SCALE 1:200



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Drawn: J. Smith  
Checked: J. Smith  
Date: 21/05/2025



Project: Land Rear of 24 Horncastle Road, Woodhall Spa, Lincolnshire

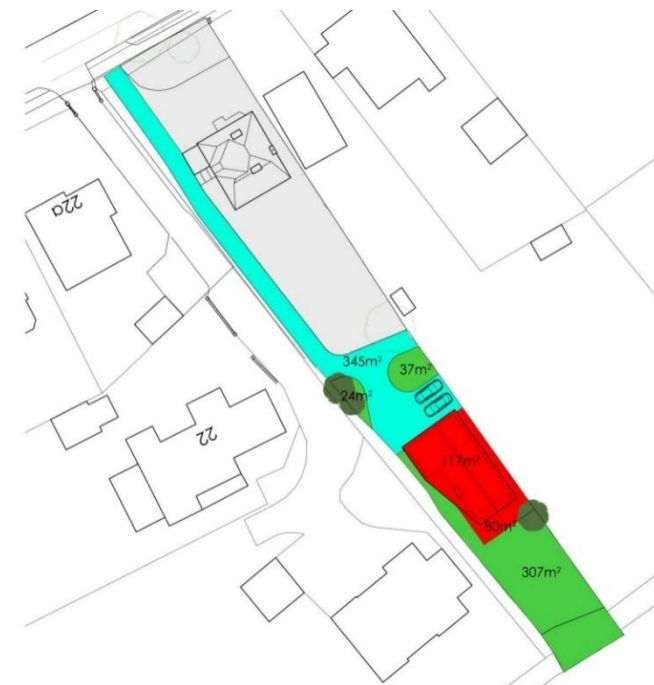
Date: May 2025

Scale: As Shown

Drawn: A1

Checked: PLANNING

Project: 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.

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Brochure prepared 21.01.2026

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