



Development Opportunity, 24 High Street

Cherry Willingham, LN3 4AQ



Book a Viewing!

£240,000

An exciting Development Opportunity occupying an overall plot of approximately 0.37 acre, with Outline Planning Permission already granted for the erection of two semi-detached houses to the rear, together with an existing three bedroom semi-detached cottage requiring full renovation.

The approved scheme provides a clear starting point for a purchaser looking to build two new homes, while the overall size and layout of the plot may also offer scope to explore an alternative development proposal which could make greater use of the land, subject to the necessary planning permissions and professional advice.

Outline Planning Permission was granted under application reference 147012, dated 10 July 2023. The existing permission is approaching expiry, although we understand that the vendor is currently in the process of seeking an extension to the consent. Prospective purchasers should satisfy themselves as to the current planning position before proceeding.

The existing cottage also offers further potential. It is currently in need of comprehensive modernisation, but subject to the necessary permissions and consents there may be scope to renovate and extend the property to create a larger family home.

The accommodation currently comprises a lean-to entrance/conservatory, kitchen, pantry/utility area, ground floor shower room and two reception rooms, with three bedrooms to the first floor.

Outside, the property has a driveway and garage to the side. The garage is understood to require demolition in order to create vehicular access to the rear development plot.

This is a particularly interesting opportunity for builders, developers or investors looking for a site with existing planning permission, further planning potential and an existing property capable of renovation.



LOCATION

Cherry Willingham is a popular village situated to the east of Lincoln, offering a good range of everyday amenities including local shops, schools, public houses and community facilities.

The village is particularly well positioned for access to Lincoln, with the Lincoln Eastern Bypass providing convenient connections around the city and towards the wider road network.

There is also good access to the A158 and A46, providing connections towards Lincoln, Market Rasen, Horncastle, Newark and the surrounding towns and villages.

The combination of a well-served village setting, schooling and good road connections makes Cherry Willingham a popular location for families and commuters.



ACCOMMODATION

LEAN-TO CONSERVATORY

15' 10" x 7' 10" (4.83m x 2.39m)

KITCHEN

18' 1" x 5' 7" (5.51m x 1.7m)

PANTRY

5' 7" x 5' 5" (1.7m x 1.65m)

SHOWER ROOM

8' 2" x 5' 5" (2.49m x 1.65m)

DINING ROOM

11' 9" x 11' 9" (3.589m x 3.58m)



SITTING ROOM

11' 9" x 11' 9" (3.58m x 3.58m)

FIRST FLOOR LANDING

BEDROOM 1

11' 9" x 11' 9" (3.58m x 3.58m)

BEDROOM 2

11' 9" x 11' 9" (3.58m x 3.58m)

BEDROOM 3

9' 8" x 5' 7" (2.95m x 1.7m)



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – B (West Lindsey DC).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

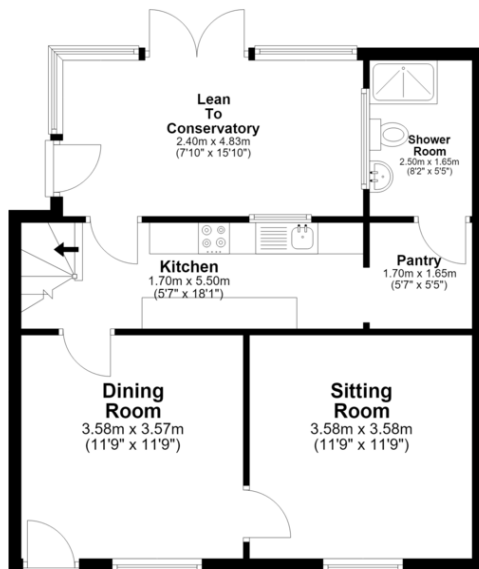
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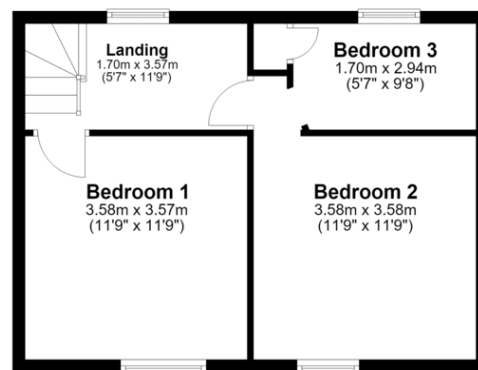
Ground Floor

Approx. 55.6 sq. metres (598.8 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 94.6 sq. metres (1018.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

24 High Street

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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