



Lindum House

11 SEWELL ROAD • LINCOLN • LN2 5RY

FREEHOLD | FOR SALE OR TO LET

Price & Rent on Application

LINDUM HOUSE . LINCOLN

2.

Grade II Listed & Historic Property

FORMER HOTEL, RESIDENTIAL TRAINING / CONFERENCE CENTRE & CORPORATE HOSPITALITY FACILITY

Executive Summary

Lindum House is an exceptional Grade II listed detached period property located in the highly desirable uphill district of Lincoln. Most recently operated as a hotel, residential training / conference centre and corporate hospitality facility, the property offers a rare opportunity to acquire a substantial freehold asset of significant architectural and historic importance.

The original building was extended circa 1850 and currently provides approximately **1,295 sq m (13,939 sq ft) GIA** of accommodation. Within circa **0.69 hectares (1.7 acres)** of mature landscaped grounds, the property includes twelve en-suite bedrooms, multiple conference suites, dining and lounge areas, commercial kitchen facilities, attractive private gardens and car parking areas to front and rear. The building is well maintained and retains considerable period character.

Available **For Sale or To Let**,
with terms available on application.



APPROX.
1,295 sq m (13,939 sq ft) GIA

SET WITHIN 0.69 HECTARES (1.7 ACRES)



Location

Lindum House occupies a prominent position on Sewell Road within Lincoln's prestigious uphill area, close to the Cathedral Quarter and within easy walking distance of the city's key attractions and amenities.

Sewell Road links directly to Wragby Road (A15), providing excellent accessibility.

The surrounding area is characterised by:

- **High quality residential neighbourhoods**
- **Independent shops and restaurants**
- **Cultural and heritage landmarks**

Lincoln County Hospital, located less than 200 metres away, is one of the region's largest employers and a major hub for healthcare and professional services.

 Postcode - LN2 5RY

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Sought-After
Cathedral Quarter Location




Lindum House

Boundaries are illustrative only

Local Economy



Lincoln has a strong and diverse economy supported by major employers including Siemens, Lincoln County Hospital, the University of Lincoln and Lincolnshire County Council, alongside a wide range of engineering, manufacturing, retail and service sector businesses. The city benefits from a resilient mix of public and private sector employment, underpinned by its long-established engineering heritage and growing knowledge-based industries.

The University of Lincoln continues to expand its academic, research and innovation footprint, driving demand for accommodation, conferencing, hospitality and specialist residential uses, while supporting the growth of science, technology and agri-tech clusters and reinforcing Lincoln's position as a regional centre for innovation.

Public sector employment provides stability through the NHS, local government and emergency services, while the city's engineering and manufacturing base—led by Siemens and a network of advanced engineering firms—remains a key economic driver. Retail, leisure and professional services further support the local economy, with Lincoln acting as the primary commercial hub for a large rural catchment.

Overall, Lincoln offers a balanced and resilient economic environment, with continued investment in education, healthcare, infrastructure and technology supporting sustained growth and long-term demand for commercial accommodation.

Demographics



Balanced & stable
population profile



Higher proportion
of **working-age** residents



Strong local spending power
supporting retail, leisure
and services



Affluent, well-established
residential area



Mix of household types,
with rising single occupancy

90.5%

**90.5% report good
or very good health**
(well above national average)



Excellent access to
**schools, healthcare and
local amenities**



Strong residential stability
with long-term occupancy trends

Tourism & Visitor Demand

Lincoln is one of the UK's most established heritage destinations, attracting strong year-round visitor demand. The city combines historic architecture, cultural attractions and a vibrant events calendar, underpinning a resilient tourism and hospitality market.

Key attractions include:

- Lincoln Cathedral*
- Lincoln Castle*
- The historic Bailgate & Cathedral Quarter*
- Independent retail, dining and cultural venues*
- International Bomber Command Centre

**All located within the uphill area of Lincoln, in close proximity to the property.*

Lincoln's annual events programme further strengthens visitor numbers and overnight stays, including:

- Lincoln Steampunk Festival (August)
- Rapha Lincoln Grand Prix (May)
- Lincolnshire Show (June)
- Live at Lincoln Castle (Summer series)
- Lincoln Christmas events (Winter programme)



Property Description



A Distinguished Period Building

Lindum House is a **Grade II listed property dating from circa 1840**, constructed in limestone ashlar with stucco dressings beneath a hipped slate roof.

Key architectural features include:

- **Glazing-bar sash windows**
- **Balustraded porch with Doric pilasters**
- **Sympathetic later extensions**

Character Features & Original Detailing

A wealth of original detailing has been carefully retained, enhancing the building's character and heritage appeal.

- **Cantilever dogleg staircase**
- **Decorative cornicing**
- **Original fireplaces**

Mature Setting & Parking

The property benefits from a secure and attractive setting, combining established grounds with ample on-site parking provision.

- **Set within mature landscaped gardens**
- **Enclosed boundaries enhancing privacy and character**
- **Car parking to front and rear**

Accommodation

The property is well maintained and currently arranged to support hotel, conferencing and dining operations. Key features include:

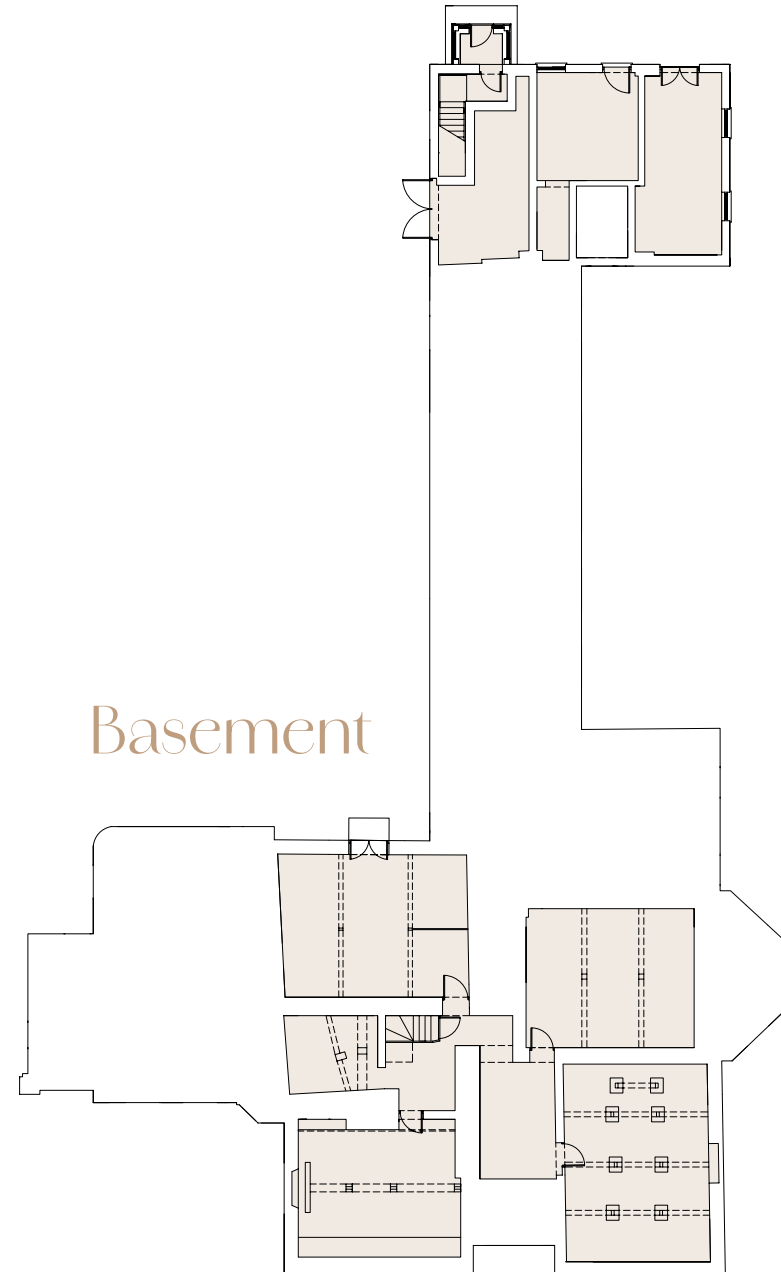
- **Twelve en suite double bedrooms (standard and premier)**
- **Residents' lounge and dining room with direct garden access**
- **Commercial kitchen and associated service areas**
- **Two principal conference suites (12 person and 50 person capacity)**
- **Additional meeting rooms**
- **Reception areas, offices and storage**
- **Basement storage and plant rooms**

Gross Internal Area (GIA):

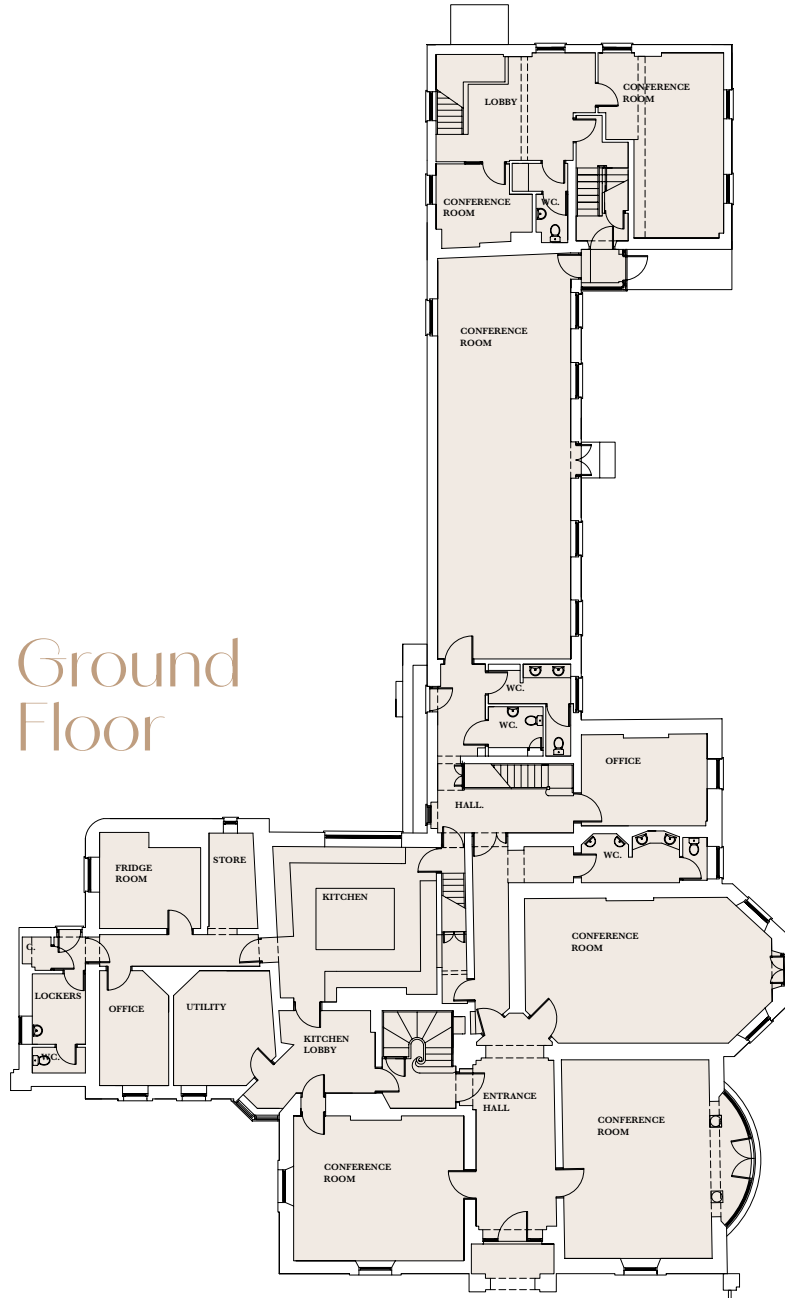
Floor	sq m	sq ft
Ground	522	5,619
First	511	5,500
Basement	262	2,820
Total	1,295	13,939

Site Area:

0.69 hectares (1.7 acres).



Ground Floor



First Floor







Planning

The property has most recently been utilised as a hotel, residential training / conference centre and corporate hospitality facility.

It is considered that the existing lawful use of the property would therefore likely fall within **Class C1 (Hotels)** or **Class C2 (Residential Institutions)** of the Town and Country Planning (Use Classes) Order 1987 (as amended).



Development & Alternative Use Potential

Subject to Planning & Listed Building Consent

Lindum House offers significant flexibility for a wide range of future uses.

In addition to its existing use, the property presents **considerable potential for conversion** into a variety of commercial, residential or mixed-use schemes.



Alternative Commercial Uses

Given its scale, character and layout, the property is well suited to a range of commercial uses (subject to planning), including:

- **Boutique hotel or serviced accommodation**, capitalising on the building's period character and established hospitality layout
- **Offices (Use Class E(g))**, including professional services, consultancy, training providers or administrative headquarters
- **Healthcare, wellbeing or clinical services**, benefiting from proximity to a major regional healthcare hub
- **Learning and non-residential institutions (Use Class F.1)** such as training centres, educational facilities or research organisations
- **Conferencing, events or corporate retreat venue**, building on the existing meeting and accommodation provision
- **Specialist commercial uses**, including therapy centres, rehabilitation facilities or other C2-type institutional uses

Residential & Mixed Use Conversion Opportunities

The property also lends itself to a range of residential-led schemes, including:

- **Reinstatement as a substantial private residence**, taking advantage of its period character and landscaped setting
- **Conversion into multiple residential units**, including luxury apartments, serviced accommodation or specialist residential schemes
- **Mixed-use redevelopment**, combining commercial uses at ground floor with residential accommodation above

Development Within the Grounds

The extensive grounds offer meaningful scope for additional development, subject to design and heritage considerations:

- **New residential dwellings** as part of a wider scheme or standalone units
- **Ancillary accommodation**, including staff lodges, guest suites or small scall extensions to support commercial or hospitality use
- **Sensitive infill development**, respecting the Grade II listed building and conservation setting
- **Additional car parking provision**



Boundaries are illustrative only

Planning Information

A detailed **Planning Advice Note** has been prepared by Knights and is available to [DOWNLOAD HERE](#).

Prospective purchasers and occupiers are advised to make their own enquiries with the local planning authority.

Tenure

The property is offered Freehold with vacant possession.

Terms

The property is available **For Sale or To Let**. **Price and rent are available on application.**

EPC

The property has an EPC rating of **C (74)**.

VAT

We understand that the property has been elected for VAT and therefore VAT will be chargeable on the purchase price/rent.

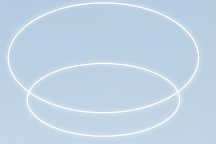
However, in certain circumstances, including where the property is to be used for residential purposes, the option to tax may be disappplied and VAT may not be payable, subject to the relevant provisions.

All interested parties should make their own enquiries of HMRC and seek independent professional advice.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.





An Exceptional Property with Endless Potential

SIGNIFICANT CONVERSION AND DEVELOPMENT POTENTIAL (STP)



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Enquiries and Viewings

Strictly by prior appointment with the vendor's sole agents:



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