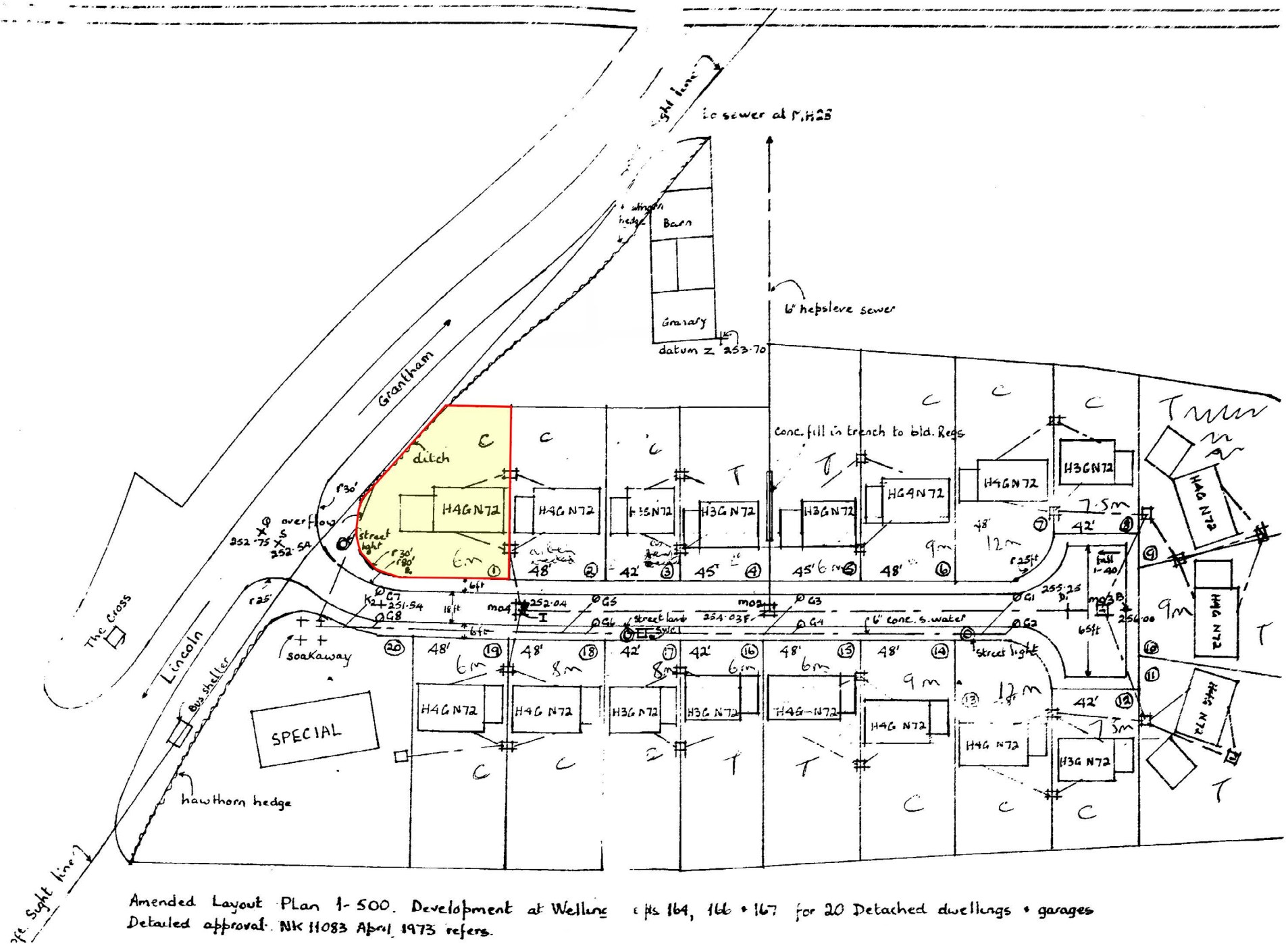




Building Plot

Highcliffe, Wellingore, Lincoln

BROWN & CO



Building Plot, Highcliffe, Wellingore, Lincoln

A rare opportunity to acquire a single building plot with full planning permission for a four bedroom family home. The site occupies a prominent corner plot of around 0.12 of an acre within the highly sought-after Cliff Village of Wellingore.

Full planning permission was granted by North Kesteven District Council for the erection of 20 dwellings on the 12th June 1979 under application number N/73/520/79. The site was partially developed making the site live.

The site enjoys excellent access to Lincoln, Sleaford, Newark and Grantham, whilst benefiting from the village's popular community atmosphere and attractive rural surroundings. Opportunities of this nature with planning consent in a prime Cliff Village location, are seldom available.



Location

Wellingore is a highly desirable cliff-edge village situated approximately 10 miles South of Lincoln, enjoying an enviable position within the Lincolnshire Countryside. Renowned for its attractive period homes, strong sense of community and picturesque rural surroundings, the village offers an appealing balance of village life and accessibility.

The village benefits from a range of local amenities including a well-regarded primary school, a private nursery. Village hall, garage, 2 public houses, church and recreational facilities. The adjoining village of Navenby has a medical centre, post office, bakery, florists, cafés pubs and everyday services. Nearby Leadenham has shops. There are 2 grammar schools in nearby Sleaford. Wellingore is also ideally positioned for commuters, with excellent road links via the A607 and A17 providing convenient access to Lincoln, Sleaford, Newark, Grantham and beyond. Grantham's and Newark's mainline railway station offers direct services to London King's Cross in around an hour.

Surrounded by open countryside and scenic walking routes across the Lincoln Cliff and nearby Lincolnshire Wolds landscapes, Wellingore is particularly popular with families, professionals and those seeking a peaceful rural setting without compromising on connectivity.

Town & Country Planning

Full planning permission was granted by North Kesteven District Council for the erection of 20 dwellings on the 12th June 1979 under application number N/73/520/79. The site was partially developed making the site live.

Interested parties are advised to visit the NKDC planning portal using the planning reference N/73/520/79

<https://planningonline.n-kesteven.gov.uk/online-applications>

Please note due to the age of the planning permission there is limited information available so buyers may wish to discuss with NKDC planning team the idea of updating the drawings and plans.

Services

Interested parties are advised to make their own enquires into the cost and availability of services.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

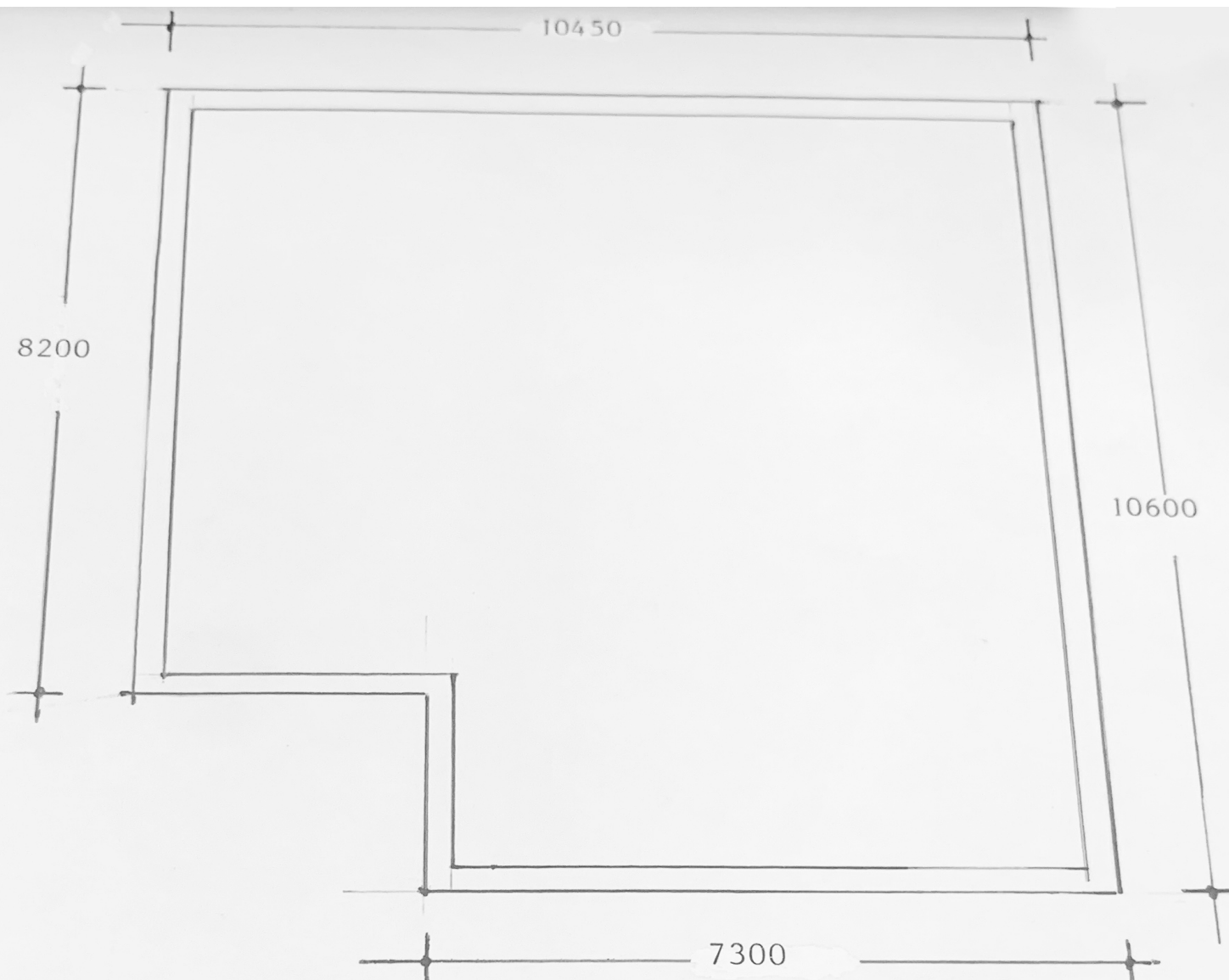
Band to be confirmed after the works are complete.

Mobile & Broadband

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard, Superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

Buyer identity check

Please note that prior to acceptance of any offer, Brown&co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



Outline ground floor measurements of proposed detached house and integral garage
on plot 1 Highcliffe Cliffe Road Wellingore, Lincoln

September 1994

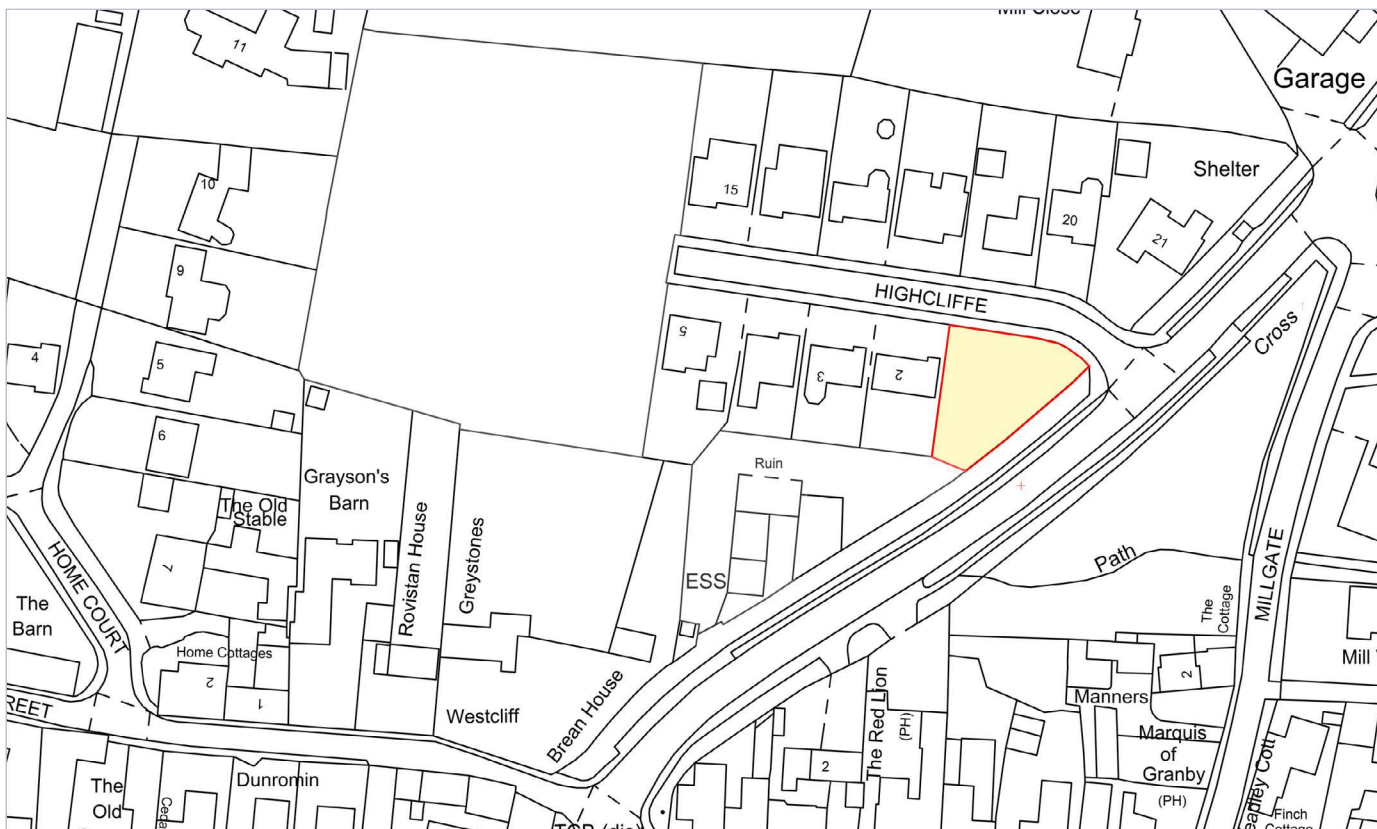




Directions - LN5 0HG

From Lincoln follow the A607 towards Grantham, Stay on this road until reach Wellingore and the site can be found on your right hand side. just as you enter Highcliffe.

<https://what3words.com/dorms.bother.suppery>



Agent

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BROWN & CO

Property and Business Consultants