



Building Plot,  
Kettlethorpe, Lincoln

**BROWN & CO**

# Building Plot, Kettlethorpe Lane, Kettlethorpe, Lincoln

A stunning 5 acre tree lined site which comprises of around 0.16 of an acre building plot with an adjoining 4.84 acre grass paddock with mature trees and hedged boundaries.

The proposed accommodation will extend to around 2,256 sq ft and offer a large open plan kitchen/Diner, lounge, snug, utility and entrance hall to the ground floor. The first floor will offer four double bedrooms, two en-suite bathrooms and a family bathroom. Outside will offer formal landscaped gardens, off street parking and a detached garage measuring 303 sq ft.



## Town & Country Planning

The site was granted outline planning permission on the 24th July 2000 by West Lindsey District Council for the erection of two dwellings under application number M00/P/0399. This was then followed by approval of reserved matters for one of those dwellings under application M03/P/0824 on the 22nd August 2003.

The site has some previously poured foundations for a four bed detached property which were inspected by West Lindsey District Council in 2005 making the site live.

On the 22nd September 2025 under application number WL/2025/00700 West Lindsey District Council granted a Certificate of lawful development (existing) to confirm that a material start has been made in association with Condition 1 of Reserved Matters Approval M03/P/0824.

There is also a current application to WLDC to discharge the materials and drainage conditions. Details of this will be available via the WLDC website or the selling agent.

## Tenure & Possession

Freehold and for sale by private treaty.

## Easements Wayleaves & Rights of Way

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this catalogue.

## Viewing

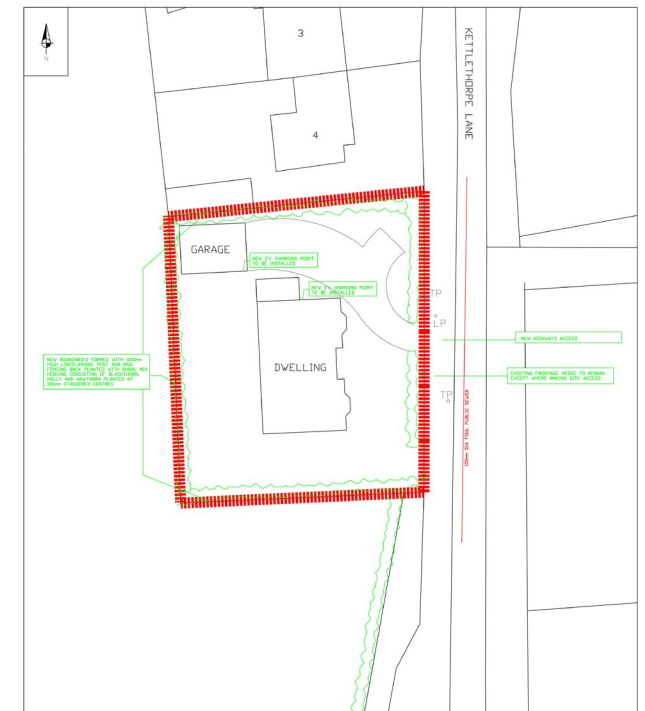
The land may be viewed on foot only during daylight hours.

## Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter 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.

## Agent

James Mulhall  
01522 504304  
lincolncitycentre@brown-co.com

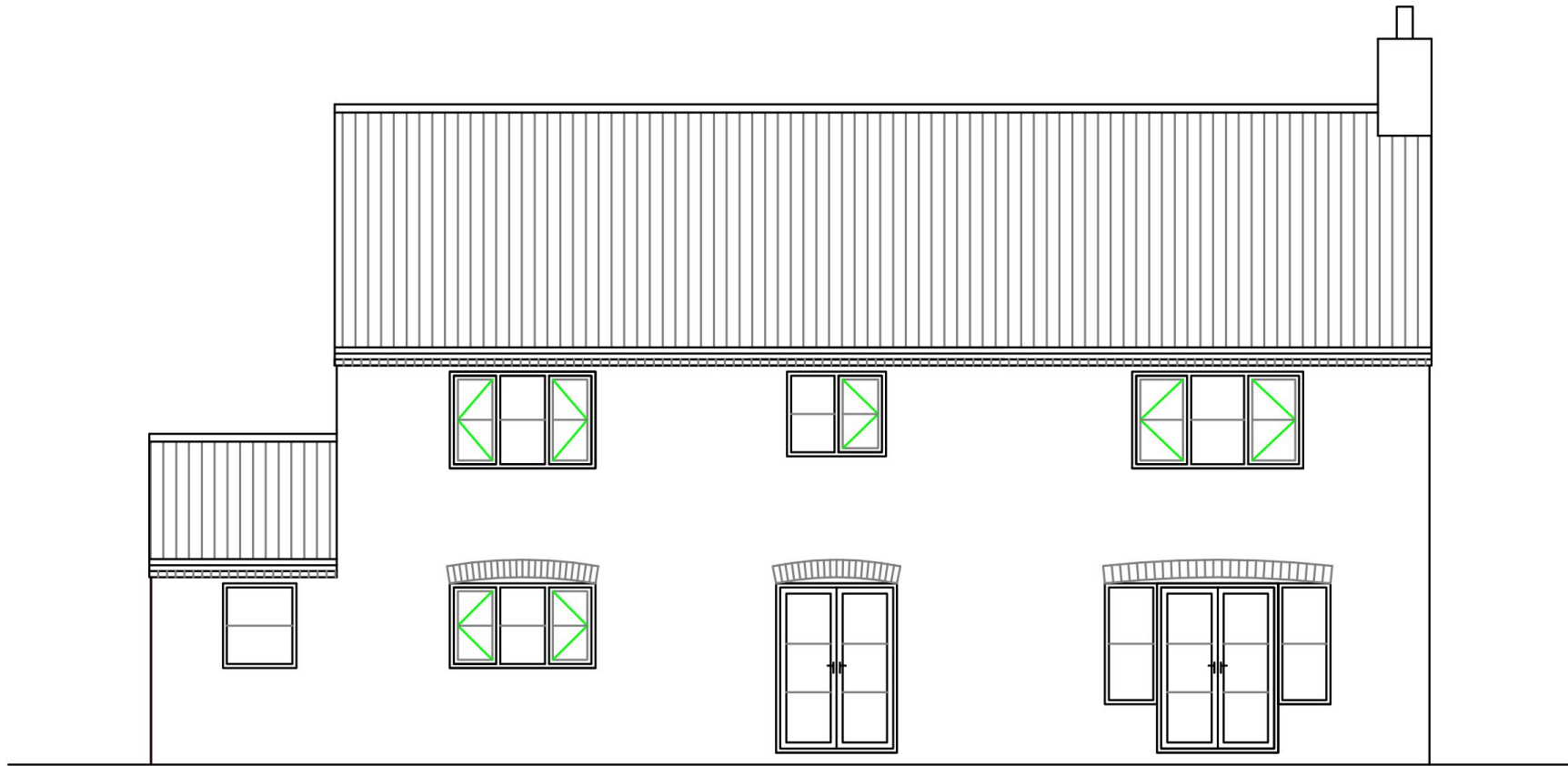


PROPOSED SITE LAYOUT

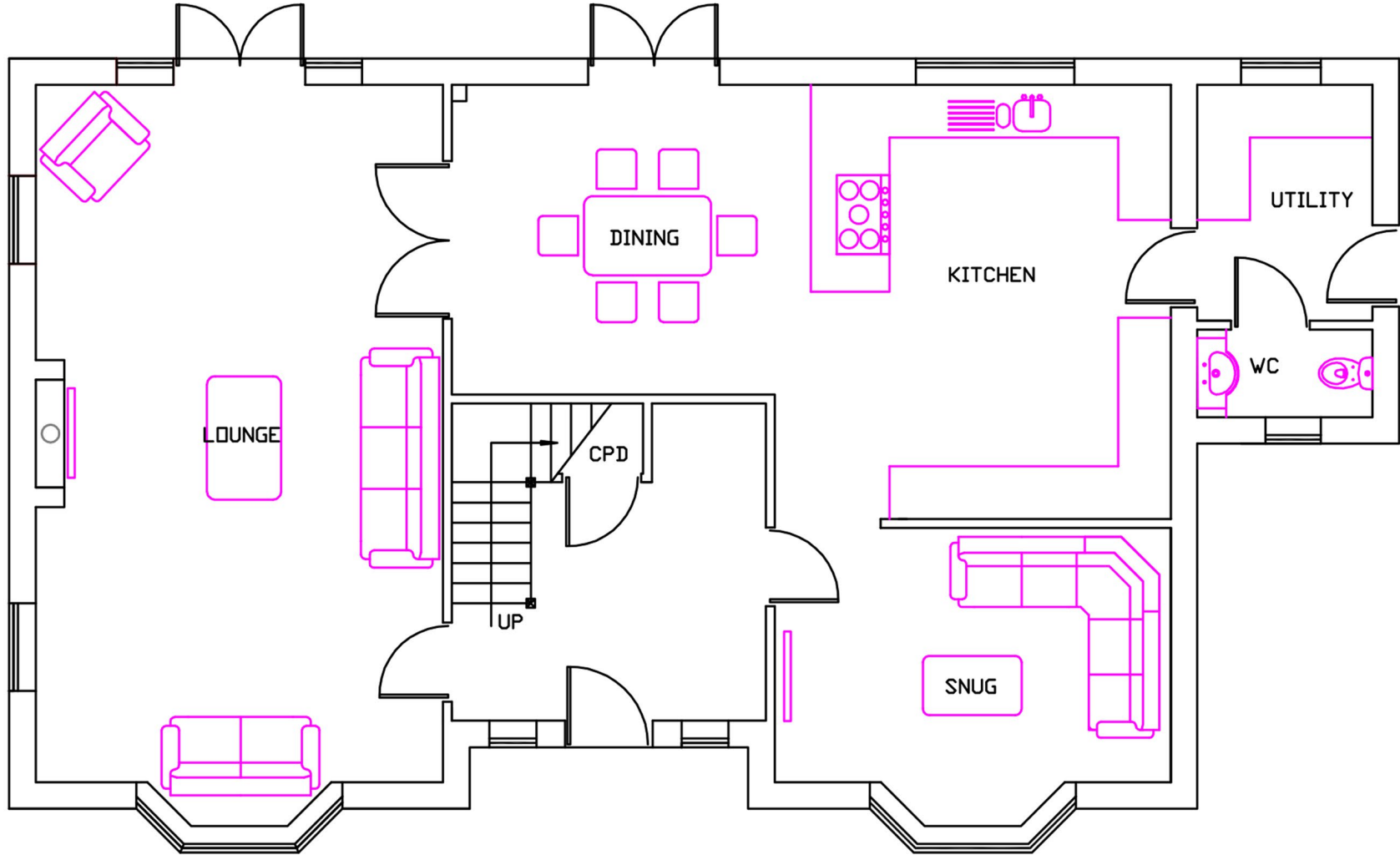




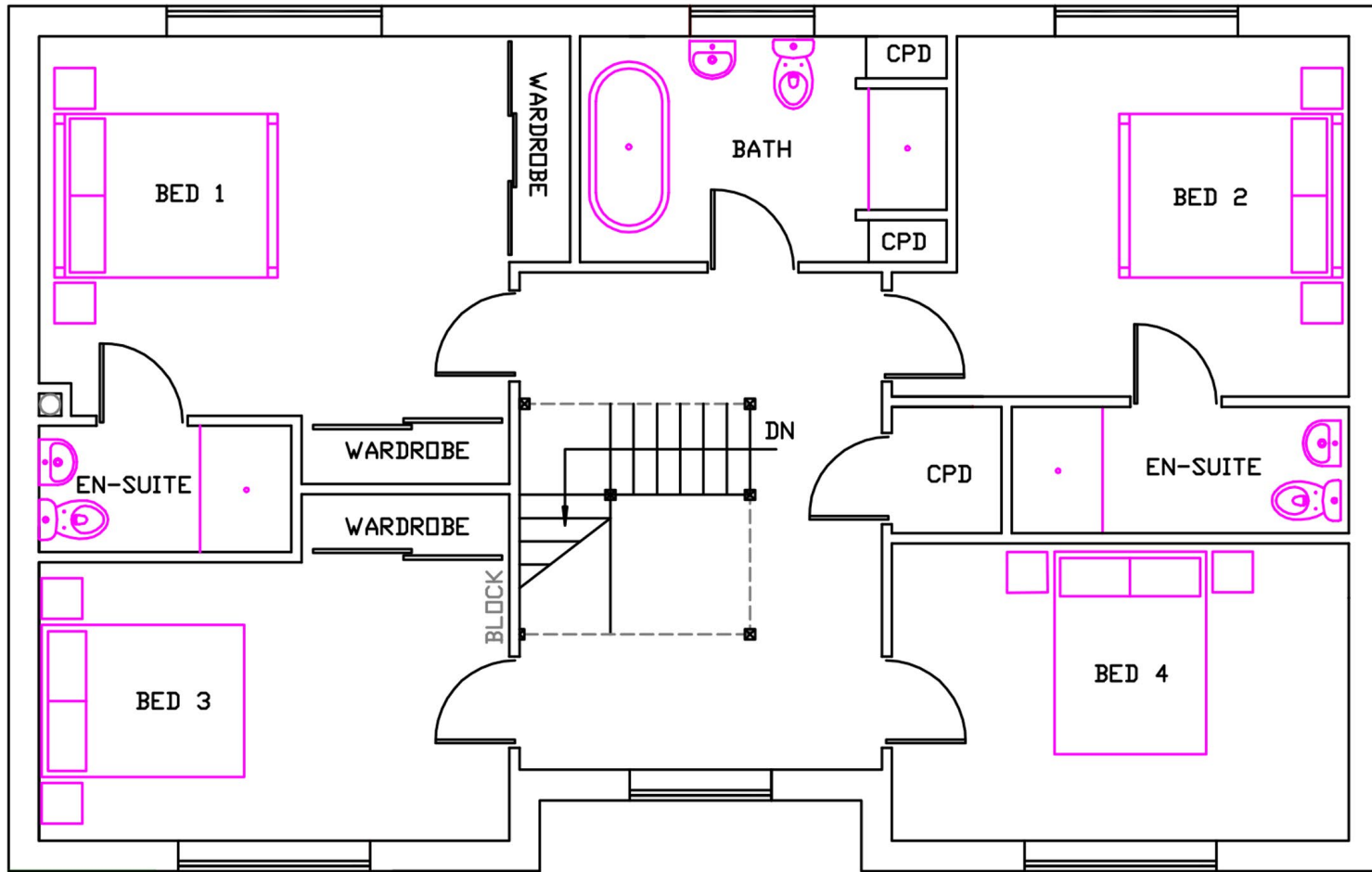
PROPOSED FRONT ELEVATION



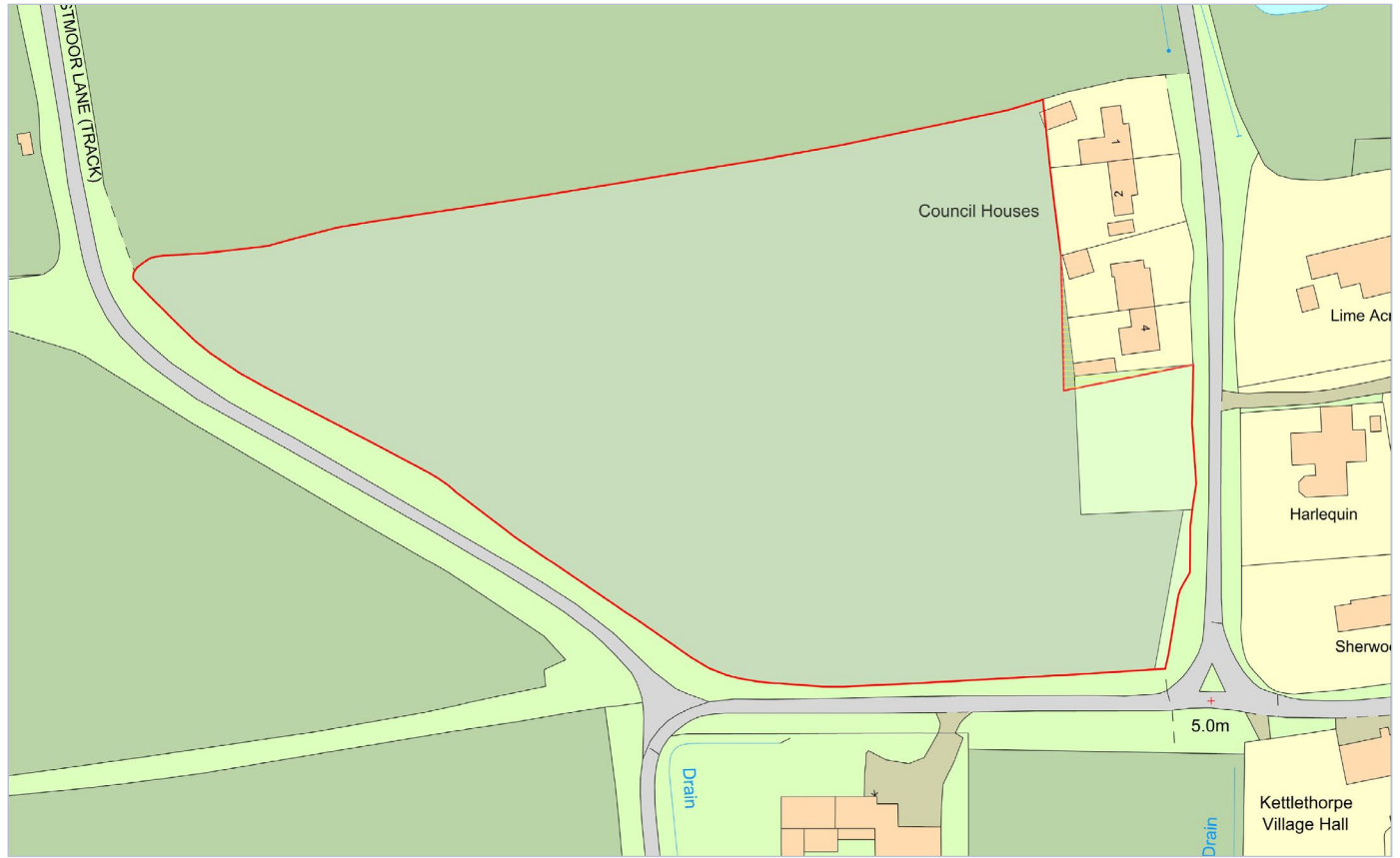
PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



#### Directions - LN1 2GZ

From the A156 Lincoln Road proceed into the village of Fenton and turn left towards Kettlethorpe. Stay on Kettlethorpe Road and proceed into the village where the plot can be found on your right.

<https://what3words.com/spades.multiples.early>

#### IMPORTANT NOTICES

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