



## Development Opportunity

### 52 Meadowlake Crescent

Lincoln, LN6 0HZ



Book a Viewing!

**£250,000**

A rare opportunity to acquire a substantial Residential Development Site extending to approximately 0.75 acres, situated off Birchwood Avenue on the western side of Lincoln.

Full planning permission has been granted for the demolition of the existing bungalow and the erection of three detached single storey dwellings with associated access, parking and landscaping, under City of Lincoln Council planning reference 2025/0732/FUL.

The approved scheme provides three detached three-bedroom bungalows, each occupying its own individual plot and benefiting from a single garage. The proposed accommodation includes open-plan kitchen, living and dining space, three bedrooms, en-suite to the principal bedroom and a separate shower room.

The site is currently occupied by a substantial detached bungalow extending to approximately 169 sq m. Although the approved scheme provides for its demolition, the size of the existing property and overall plot may provide an alternative opportunity for a purchaser wishing to explore a different development approach or amendment to the approved scheme, subject to the necessary planning permissions and consents.

The site occupies a convenient position just off Birchwood Avenue, providing good access into Lincoln City Centre, the A46 bypass and other parts of the city. Hartsholme Country Park is also close by, together with a wide range of local amenities. With a substantial plot of approximately 0.75 acres and full planning permission in place for three detached bungalows, this represents a rare development opportunity within Lincoln.

## Development Opportunity, 52 Meadowlake Crescent, Lincoln, LN6 0HZ



### PLANNING INFORMATION

Planning reference: 2025/0732/FUL City of Lincoln Council

Address: 52 Meadowlake Crescent, Lincoln, Lincolnshire, LN6 0HZ

Approved development: Demolition of existing bungalow and erection of three detached single-storey dwellings with associated access, parking and landscaping.

Approved scheme: Three detached three-bedroom bungalows with single garages.

Existing Dwelling: Approximately 169 sq m.

Site area: Approximately 0.75 acres.

The development must be carried out in accordance with the approved plans and subject to the conditions contained within the Decision Notice. Prospective purchasers should review the full planning permission, approved drawings and associated documents and satisfy themselves regarding all planning conditions and development requirements.

Existing Dwelling: Approximately 169 sq m.

Site Area: Approximately 0.75 acres.



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#### LOCATION

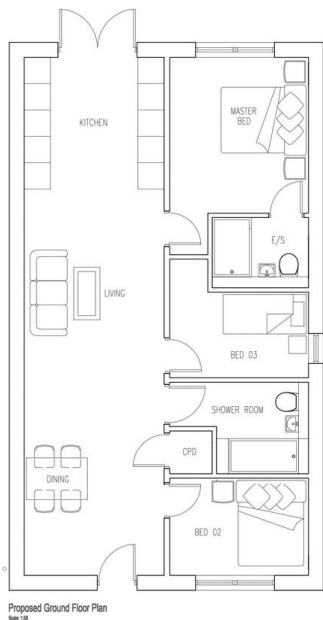
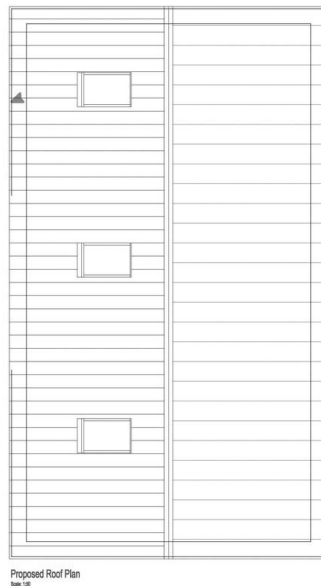
Meadowlake Crescent is situated off Birchwood Avenue on the western side of Lincoln, a well-established residential area with a good range of everyday amenities close by. The wider Birchwood area provides local shopping, schools and leisure facilities, making it a convenient location within the city.

Hartsholme Country Park is also nearby, providing extensive green space, woodland, walking routes and the lake, while the surrounding area gives good access to further open spaces on the western side of the city.

The location is particularly convenient for road connections, with easy access to the A46 Lincoln bypass, providing routes towards Newark and the A1 as well as connections around the north and south of Lincoln. Lincoln city centre is also easily accessible from this side of the city.

Lincoln itself provides a comprehensive range of shopping, leisure and recreational facilities together with the University of Lincoln, railway station and the historic Cathedral Quarter.

Overall, the position combines an established residential setting with convenient access to local amenities, green space, Lincoln city centre and the wider road network.



#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available.

**EPC RATING** – to follow.

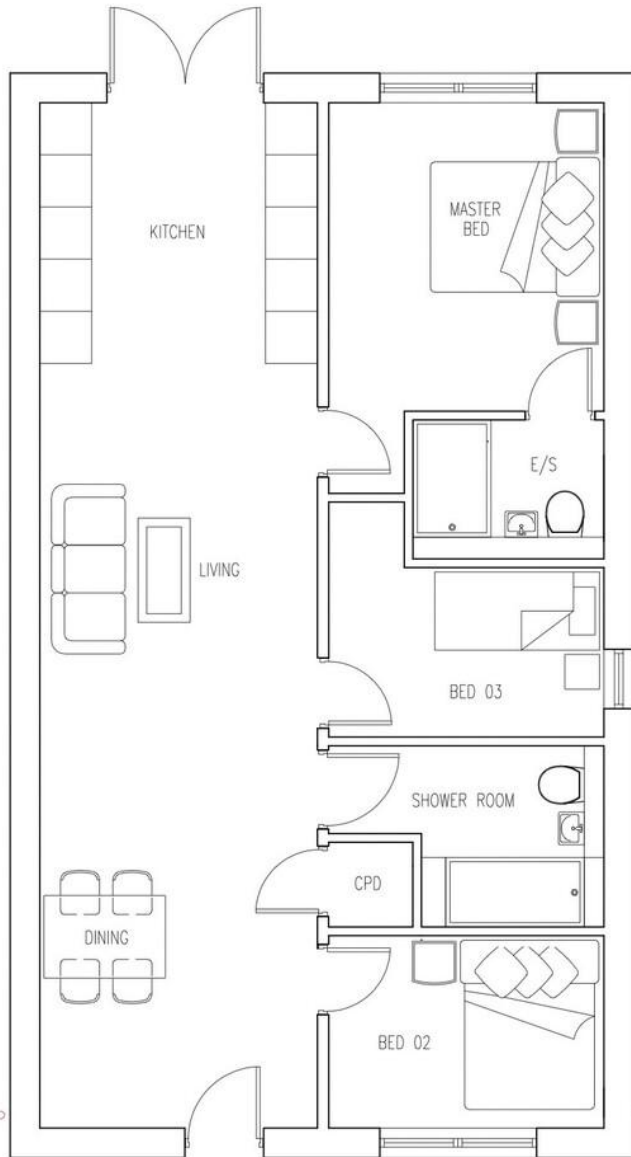
**COUNCIL TAX BAND** – TBC (Lincoln City Council).

**TENURE** - Freehold.

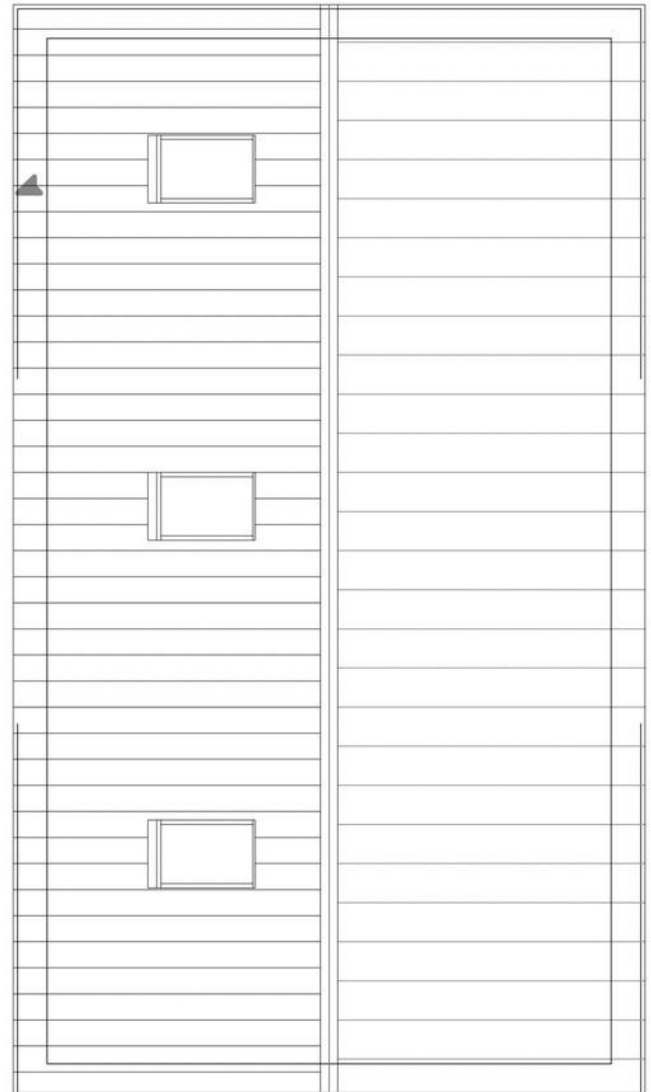
**VIEWINGS** - By prior appointment through Mundys.

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

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



Proposed Ground Floor Plan  
Scale: 1:50



Proposed Roof Plan  
Scale: 1:50

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

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 the 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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