



94 Jerusalem Road & Building Plot,  
Skellingthorpe, Lincoln



## 94 Jerusalem Road & Building Plot, Skellingthorpe

A fantastic development opportunity in the popular village of Skellingthorpe. This semi detached house occupies a generous plot and offers huge potential, benefiting from a large garden that includes a building plot with full planning permission for the construction of a detached dwelling. This makes it an excellent prospect for developers, investors, or buyers looking to create a multi generational setup.

Opportunities of this nature in such a sought after village are rarely available, making this a superb chance to add value and shape a new home to your own specification (subject to final reserved matters approval).



### Accommodation

#### Entrance Hall

Front entrance door, stairs rising to first floor, radiator.

#### Living Room

Double glazed bay window to front, radiators, opening into:

#### Dining Area

Double glazed window to side, fireplace, radiator, under stairs storage cupboard.

#### Kitchen

Double glazed French doors opening to rear garden, entrance door and double glazed window to side, one and a half ceramic sink, worktops, base and eye level storage units, spaces for cooker, washing machine and fridge freezer, radiator.

#### Utility

Double glazed window to side, space for washing machine, worktop, base and eye level units, radiator.

### First Floor

#### Landing

Double glazed window to side, loft access.

#### Bedroom One

Double glazed window to front, fitted wardrobe, storage cupboard, radiator.

#### Bedroom Two

Double glazed window to rear, radiator.

#### Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, tiled flooring and walls, radiator.

#### Outside

To the front is a driveway providing parking for several vehicles. The garden continues to the side of the property through gated access to the large rear garden which is mainly laid to lawn and to the proposed building plot.

#### Planning Permission

Planning permission for a custom self-build dwelling has been approved by North Kesteven District Council under application no 25/0915/FUL on 12th March 2026.

### Tenure & Possession

Freehold and for sale by private treaty.

### Council Tax

Band B

### Mobile

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

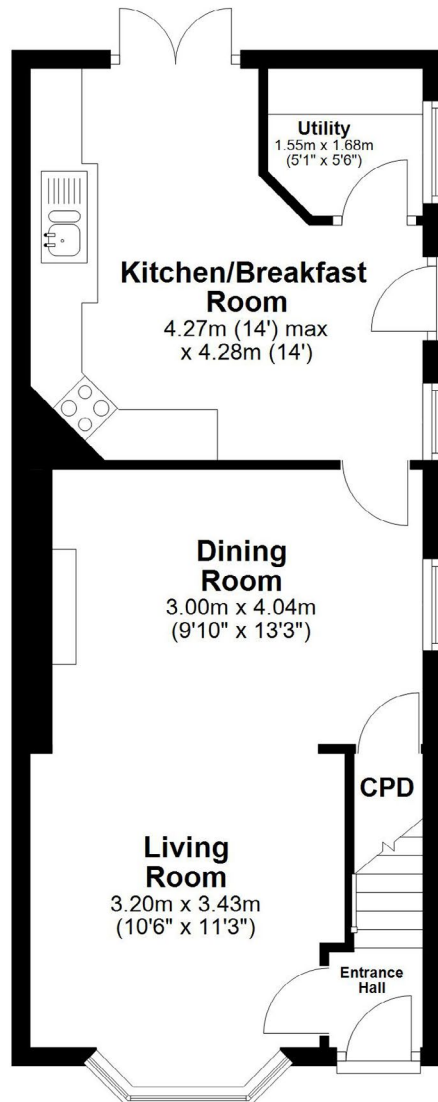
### Broadband

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 100 Mbps.



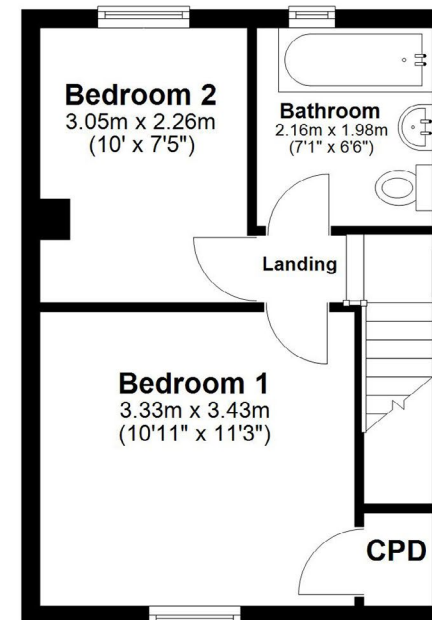
## Ground Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



## First Floor

Approx. 27.6 sq. metres (297.4 sq. feet)



Total area: approx. 73.2 sq. metres (787.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

**94 Jerusalem Road, Skellingthorpe**







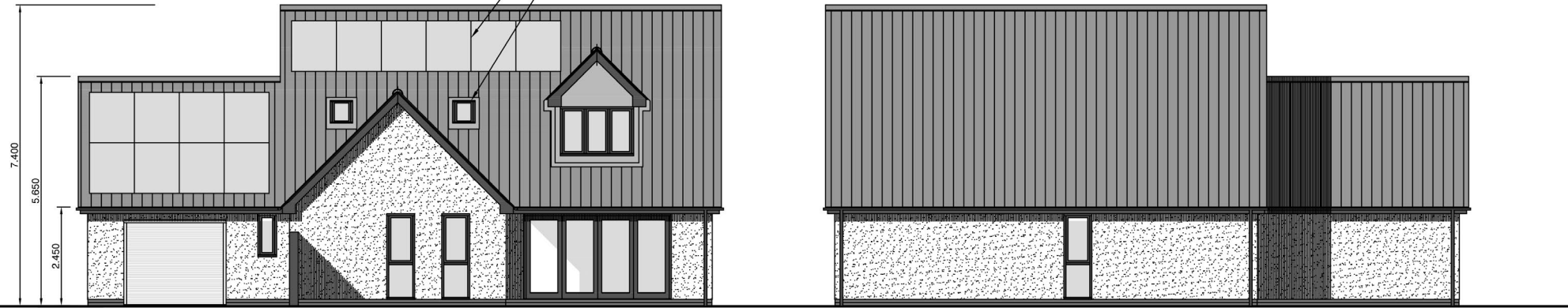
Scale Bar



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Indicates proposed locations for 14no 0.40kWp solar panels to provide min. 5.5kWp in accordance with the Building's KVA Building Regulations Part L1 SAP Assessment

Indicates 2no. rooflights to be 550mm wide x 980mm high max. with sill level 1.7m min. above room floor level



Front Elevation - South

Rear Elevation - North



Front Elevation - East



Front Elevation - West

Materials Schedule:

- Roof - Slate effect roof finish
- Walls - Approved 4 Coat Trowel Applied Silicone Render System finish in colour "white".
- Windows & Doors - Upvc, colour "anthracite" to match existing. (Obscure glazing to Ensuite and WC windows)
- Fascia & Soffit - Upvc, colour "black" to match existing.
- RWP/ Gutters - Upvc, colour "black".
- Note - All materials subject to economic value & availability.

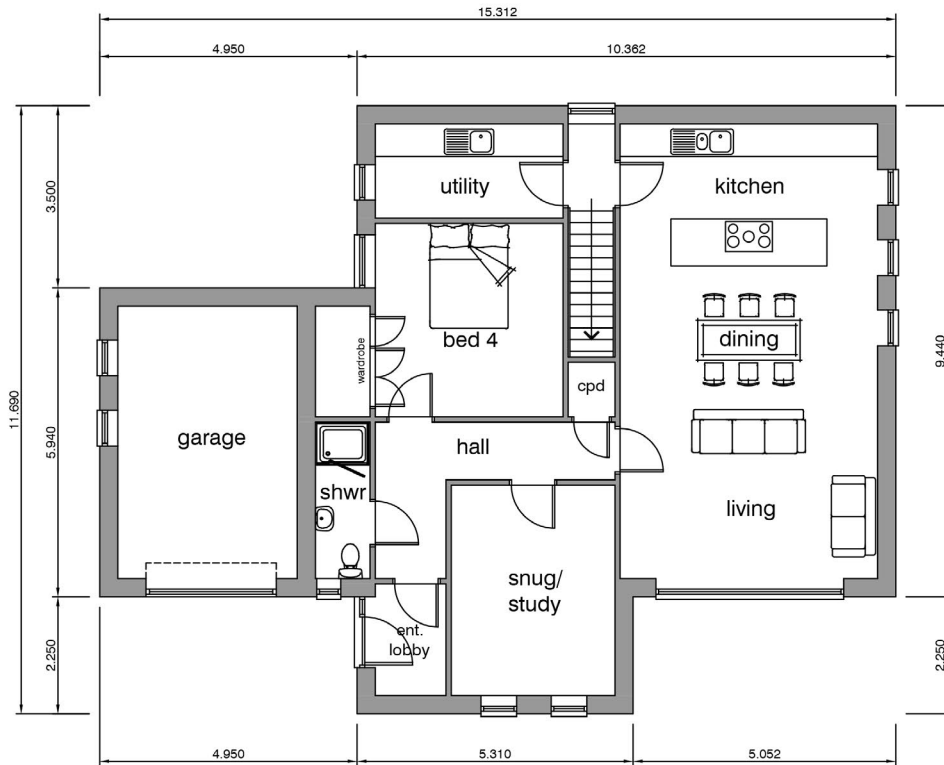
Revision	Description	Date
B	Roof Solar Panels added	18-09-25
A	Minor amendments	25-07-25

**Mr D Cook**  
 Proposed Self-Build Dwelling (Alternative)  
 Land at 94 Jerusalem Road  
 Skellingthorpe, Lincoln

Drawing: Elevations  
 Status: Planning  
 Scale: 1:100 @ A3  
 Date: July 2025  
 Drwg. No: 1585C/004  
 Revision: B

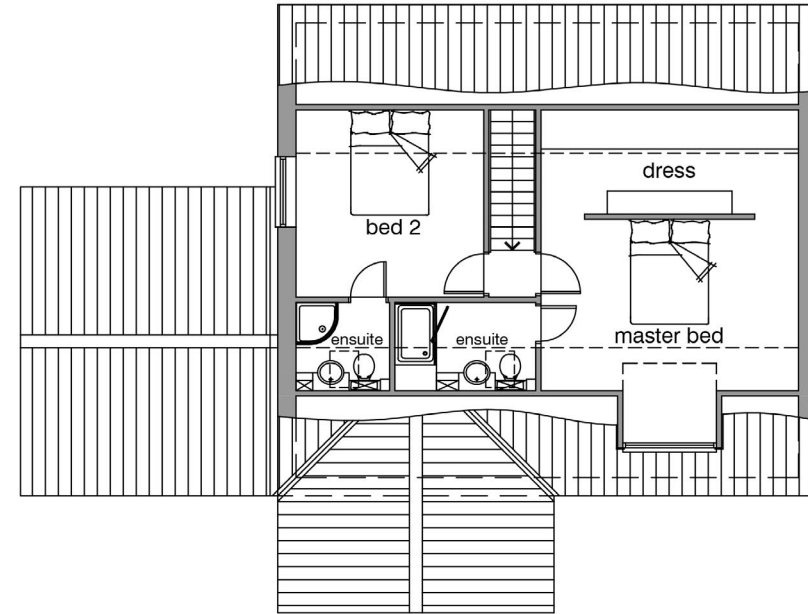
**artech**  
DESIGNS

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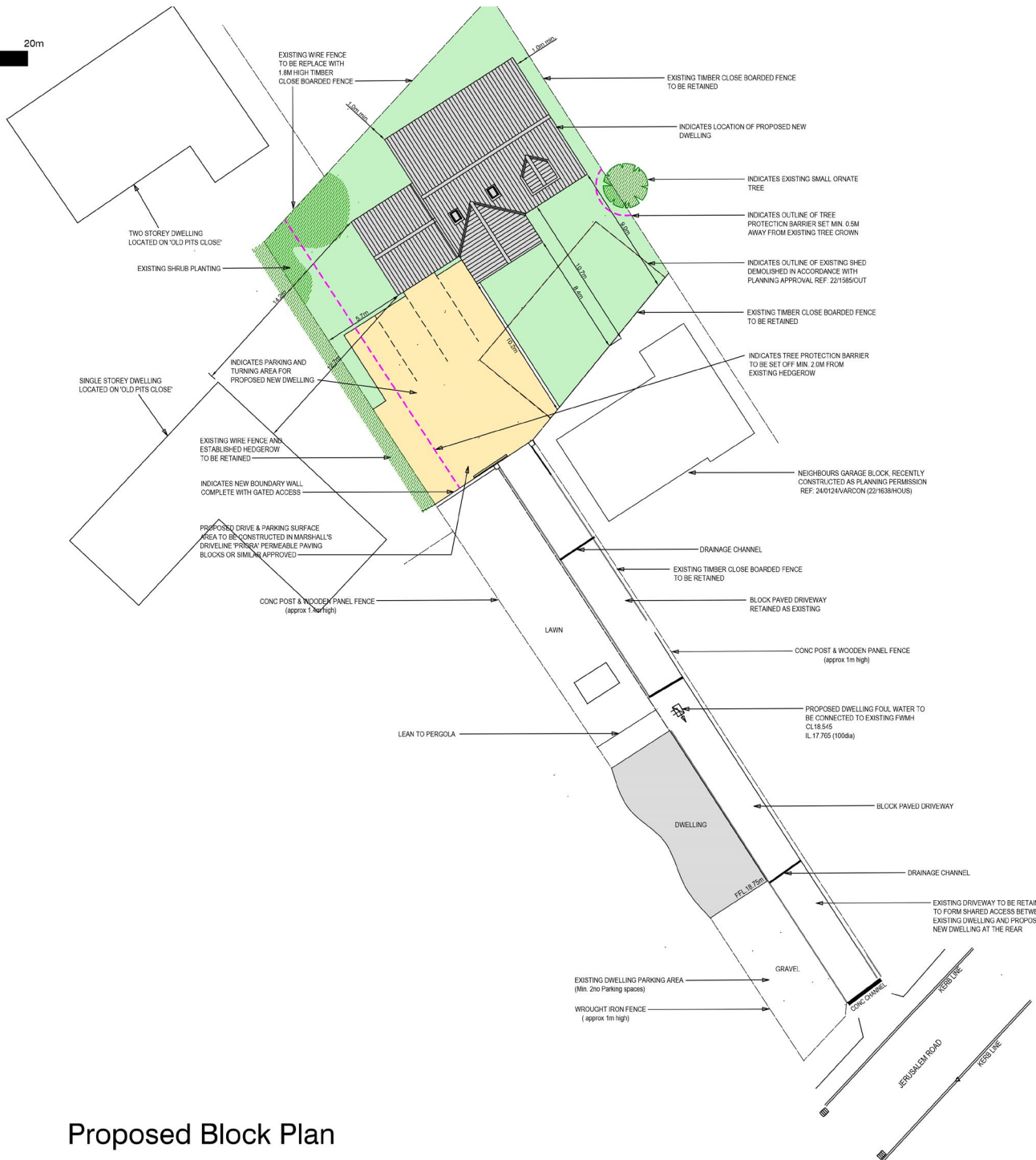
### Ground Floor Plan

Gross Internal Floor Area = 151.82m<sup>2</sup> or 1634ft<sup>2</sup>



### First Floor Plan

A	Minor amendments	25-07-25
Revision	Description	Date
<h2>Mr D Cook</h2> <p>Proposed Self-Build Dwelling Land at 94 Jerusalem Road Skellingthorpe, Lincoln</p>		
Drawing: Floor Plan Layouts		
Status: Planning		
Scale: 1:100 @ A3		
Date: July 2025		
Drwg. No: 1585C/003		
Revision: A	Drawn by:	
		<p><b>Artech Designs Ltd</b> Architectural Consultants 6 Meadow Rise - Saxilby Lincoln - LN7 2HW Tel: 01522 903352 Mob: 07800 018366 marketing@artechdesigns.co.uk</p>



# Proposed Block Plan

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## Tree & Hedgerow Protection Barrier:

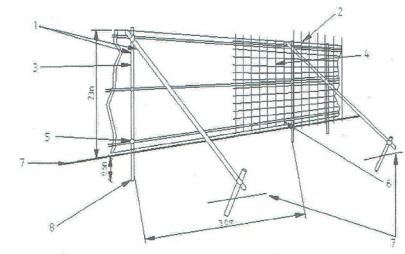


Figure 1 - Tree Protection Barrier

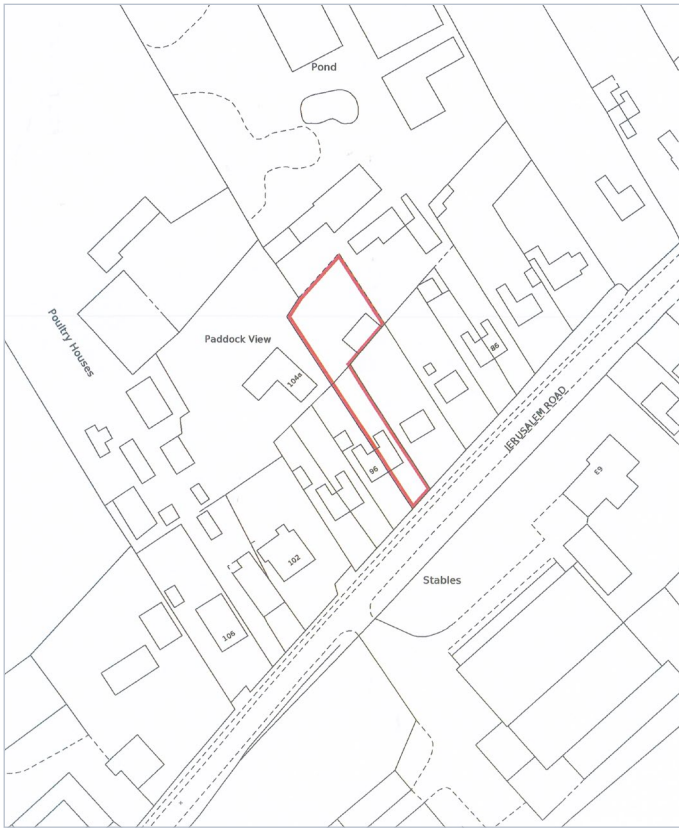
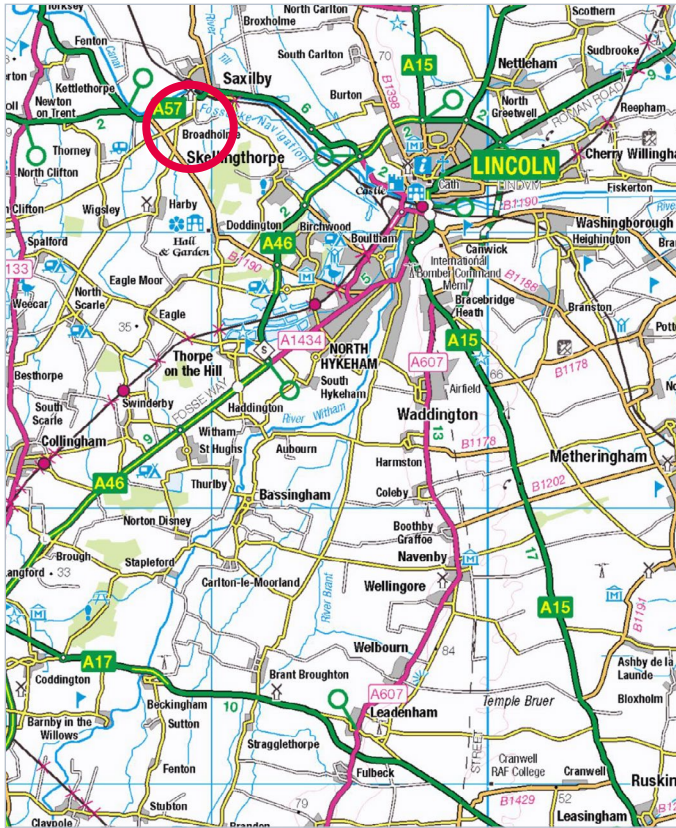
1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4. Weldmesh wired to the uprights and horizontals
5. Standard clamps
6. Wire twisted and secured on inside face of the fencing to avoid easy dismantling
7. Ground level
8. Approx. 0.6m driven into the ground



Figure 2 - Barrier Notice

NB: Tree protection barriers to be in place during construction period of the proposed dwelling.

B A	Tree + Hedgerow protection fencing added Minor amendments	09-09-25 25-07-25
Revision	Description	Date
<h2>Mr D Cook</h2> <h3>Proposed Self-Build Dwelling (Alternative)</h3> <h3>Land at 94 Jerusalem Road</h3> <h3>Skellingthorpe, Lincoln</h3>		
Drawing: Proposed Block Plan		
Status:	Planning	<p><b>Artech Designs Ltd</b> Architectural Consultancy 8 Meadow Rise · Saxby Lincoln · LN1 8JW Tel: 01522 800368 Mob: 07808 815368 martin@artechdesigns.co.uk www.artechdesigns.co.uk</p>
Scale:	1:200 @ A2	
Date:	July 2025	
Drwg. No:	1585C/005	
Revision:	B	Drawn by



**Energy performance certificate (EPC)**

94 Jerusalem Road Skellingthorpe LINCOLN LN6 4RH	Energy rating <span style="font-size: 2em; font-weight: bold;">C</span>	Valid until: 29 March 2033 Certificate number: 0310-2261-2270-2527-3681
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Property type: Semi-detached house  
 Total floor area: 76 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	85 B
56-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

**Directions - LN6 4RH**  
 From the A46 bypass turn right onto Lincoln Road towards Skellingthorpe. Stay on this road which leads into Church Road and Jerusalem Road and the property can be found on your right.

<https://what3words.com/piles.interview.stem>

**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.

**Agent**  
 James Drabble  
 01522 504304  
[lincolnresidential@brown-co.com](mailto:lincolnresidential@brown-co.com)

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