



103 & 105 Newland Street West

Lincoln, LN1 1QD

£450,000

A rare opportunity to purchase a licenced five bedrooomed house of multiple occupancy and an adjoining three storey terraced house with passageway through the centre leading to a large outbuilding and plot to the rear of the property, giving potential development opportunity (subject to necessary Planning Permissions). The house of multiple occupation is currently let for the remaining academic year (until the 31st July 2022). The annual income has been approx. £25,286 per annum and the property is also currently let for the upcoming academic year (between 8th August 2022 and 31st July 2023) at an annual income of approx. £24,632 per annum. Both properties are located in this popular West End location and are within walking distance to Lincoln University and Lincoln City Centre.



Newland Street West, Lincoln, LN1 1QD



SERVICES

All mains services available. Gas central heating.

EPC RATING FOR 103 — D.

EPC RATING FOR 105 — G.

COUNCIL TAX BAND — A

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along West Parade, at the traffic lights continue straight across onto West Parade and turn left onto Charles Street West. Turn right onto Newland Street West and the properties can be located on the right hand side.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.





103 NEWLAND STREET WEST

HALL

COMMUNAL ROOM

12' 8" x 11' 4" (3.86m x 3.45m)

KITCHEN

17' 5" x 6' 1" (5.31m x 1.85m)

BATHROOM

7' 8" x 6' 1" (2.34m x 1.85m)

BEDROOM

11' 4" x 11' 2" (3.45m x 3.4m)

FIRST FLOOR LANDING

BEDROOM

11' 4" x 10' 7" (3.45m x 3.23m)

BEDROOM

11' 3" x 8' 1" (3.43m x 2.46m)

BEDROOM

12' 10" x 11' 9" (3.91m x 3.58m)

BEDROOM

12' 11" x 6' 8" (3.94m x 2.03m)



105 NEWLAND STREET WEST

HALL

LOUNGE

11' 4" x 11' 1" (3.45m x 3.38m)

DINING ROOM

12' 9" x 11' 11" (3.89m x 3.63m)

KITCHEN

11' 2" x 5' 9" (3.4m x 1.75m)

SHOWER ROOM

9' 5" x 5' 9" (2.87m x 1.75m)

FIRST FLOOR LANDING

BEDROOM 1

11' 3" x 11' 1" (3.43m x 3.38m)

BEDROOM 2

12' 8" x 11' 1" (3.86m x 3.38m)

SECOND FLOOR

BEDROOM 3

21' 3" x 11' 1" (6.48m x 3.38m)

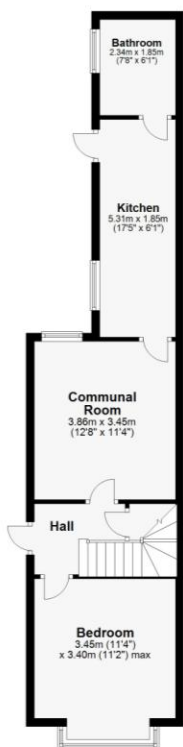
OUTBUILDING

21' 11" x 12' 2" (6.68m x 3.71m)



Ground Floor

Approx. 45.9 sq. metres (503.8 sq. feet)



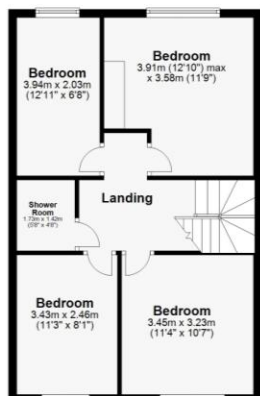
Total area: approx. 100.2 sq. metres (1078.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

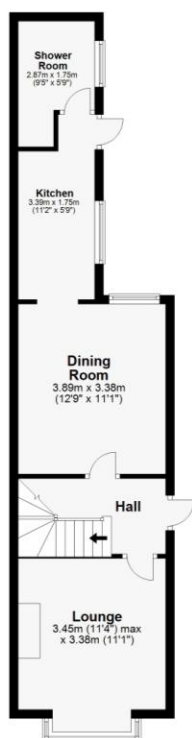
First Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



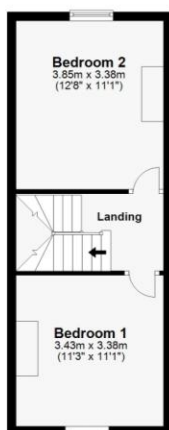
Ground Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



Total area: approx. 89.3 sq. metres (961.5 sq. feet)

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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

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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

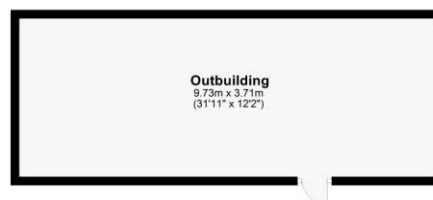
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



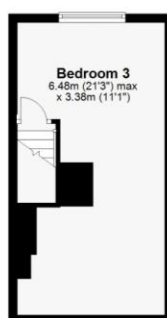
Total area: approx. 36.1 sq. metres (388.3 sq. feet)

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Second Floor

Approx. 15.0 sq. metres (161.7 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

