### Residential Development For Sale Freehold with Vacant Possession with Full Planning Consent for Conversion

47-49 Silver Street | Coningsby | Lincolnshire | LN4 4SG



A Pair of Grade II Listed Buildings with Rear Outbuilding and Yard Exposed Beams, Feature Fireplaces, Exposed Brickwork Full Planning Consent for Conversion

Available For Sale Freehold with Vacant Possession £95,000 Subject to Contract

01205 361694 poyntons consultancy www.poyntons.com sales@poyntons.com



**PROPERTY MARKETING SPECIALISTS** 

#### Location...

Famous for RAF Coningsby, the popular village is located in the centre of Lincolnshire, approximately 130 miles to the north of London, 50 miles to the east of Nottingham and 17 miles to the south-east of Lincoln.

The population is approximately 4,000 residents with a good range of local amenities including shops, public houses, schools and a medical practice.

The site is located in the centre of the village adjoining a residential development.

#### **Description...**

The properties comprise 3 separate buildings, a commercial unit with accommodation over, an 18<sup>th</sup> Century outbuilding and a 17<sup>th</sup> Century mud and stud former dwelling.

The property has Full Planning Consent S/035/02250/22 for the construction of 3 dwellings. This development is a combination of conversion of the original structure with a small element of new build.

The site previously had Planning Consent S/035/00071/19 for an attractive scheme of 5 residential properties.

47 Silver Street had planning permission for a two bedroomed ground floor apartment and a one bedroomed ground floor apartment.

To the rear of 47 Silver Street was schemed another ground floor two bedroomed apartment.

At the back of the site is an outbuilding with planning permission for conversion into a two bedroomed house.

49 Silver Street had planning permission for its re-use as a one bedroomed house.



#### Schedule of Accommodation...

| Full Planning Consent S/035/02250/22: |                           |                             |
|---------------------------------------|---------------------------|-----------------------------|
| 4 Bedroomed House                     |                           | 1,400ft <sup>2</sup>        |
| 2 Bedroomed House                     |                           | 940ft <sup>2</sup>          |
| 1 Bedroomed Dwelling                  |                           | 450ft <sup>2</sup>          |
| Total Proposed New<br>Buildings       | <b>259</b> m <sup>2</sup> | <b>3,790ft</b> <sup>2</sup> |

| Lapsed Planning Consent S/035/00071/19: |                   |                      |
|---|-------------------|----------------------|
| Ground Floor                            | 75m <sup>2</sup>  | 807ft <sup>2</sup>   |
| 2 Bedroomed Apartment                   |                   |                      |
| Ground Floor                            | 57m <sup>2</sup>  | 600ft <sup>2</sup>   |
| 1 Bedroomed Apartment                   |                   |                      |
| First Floor                             | 88m <sup>2</sup>  | 950ft <sup>2</sup>   |
| 2 Bedroomed Apartment                   |                   |                      |
| Rear Outbuilding                        | 72m <sup>2</sup>  | 775ft <sup>2</sup>   |
| 2 Bedroomed House                       |                   |                      |
| 49 Silver Street:                       |                   |                      |
| One Bedroomed House                     | 54m <sup>2</sup>  | 580ft <sup>2</sup>   |
| Total Sales Floor Area                  | 345m <sup>2</sup> | 3,715ft <sup>2</sup> |



#### Tenure...

The site is for sale Freehold with Vacant Possession on an unconditional basis.

#### Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy. sales@poyntons.com



## poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694 www.poyntons.com sales@poyntons.com















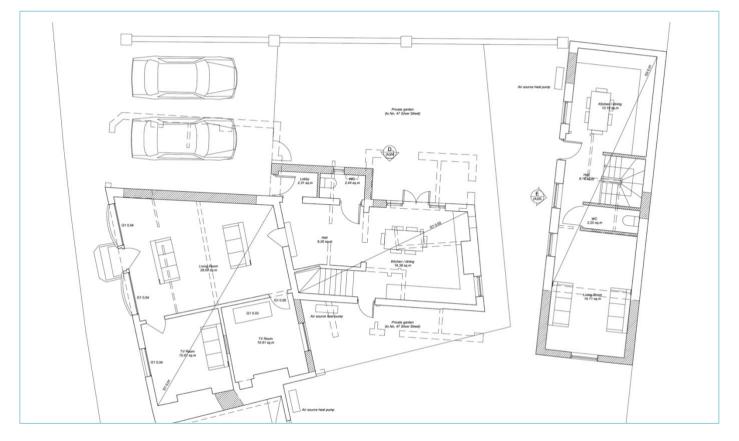




**PROPERTY MARKETING SPECIALISTS** 

01205 361694 www.poyntons.com sales@poyntons.com





First Floor Plan – Proposed

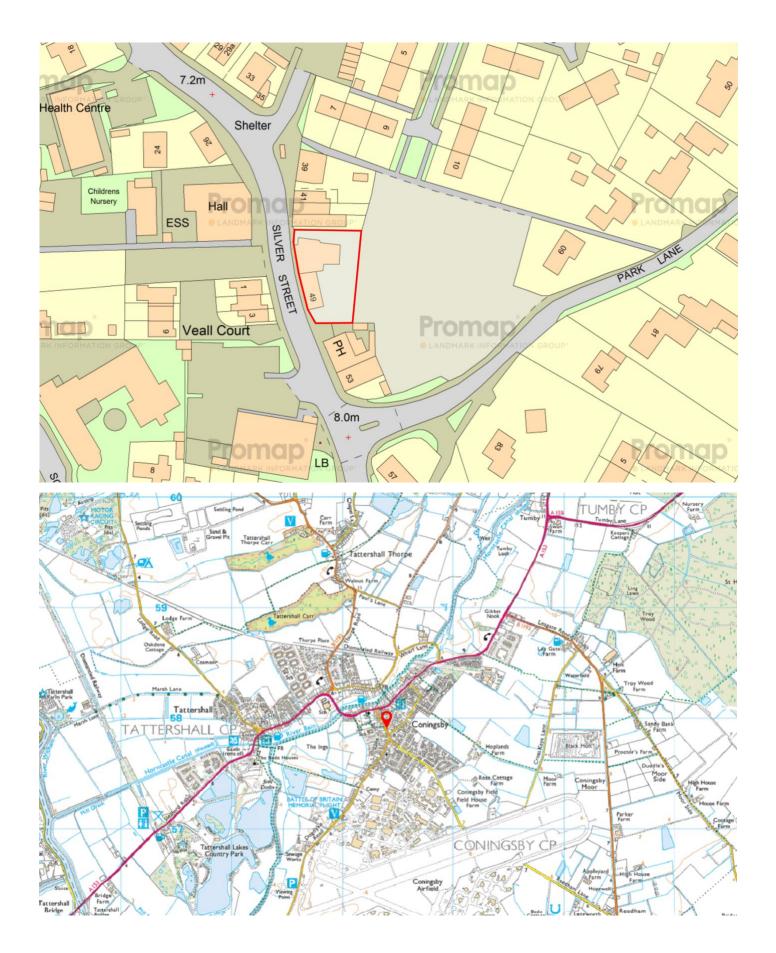


# poyntons consultancy

01205 361694 www.poyntons.com sales@poyntons.com



PROPERTY MARKETING SPECIALISTS



**Misrepresentation Act**: The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations**: Prospective purchasers will be asked to produce identification at a later stage.

**PROPERTY MARKETING SPECIALISTS 01205 361694**WWW.poyntons.com
sales@poyntons.com

RICS