

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

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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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 18th Century outbuilding and a 17th 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 ²
2 Bedroomed House		940ft ²
1 Bedroomed Dwelling		450ft ²
Total Proposed New Buildings	259m²	3,790ft²

Lapsed Planning Consent S/035/00071/19:		
Ground Floor	75m ²	807ft ²
2 Bedroomed Apartment		
Ground Floor	57m ²	600ft ²
1 Bedroomed Apartment		
First Floor	88m ²	950ft ²
2 Bedroomed Apartment		
Rear Outbuilding	72m ²	775ft ²
2 Bedroomed House		
49 Silver Street:		
One Bedroomed House	54m ²	580ft ²
Total Sales Floor Area	345m²	3,715ft²



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





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