

WILLSONS

CHARTERED SURVEYORS



Residential Development Land, Horncastle Road, WOODHALL SPA



- Prime Residential Development Land
- Outline Planning Permission for the erection of 8 detached dwellings with good sized gardens and garages.
- Situated on the outskirts of the popular village of Woodhall Spa
- Expressions of Interest invited by 12 noon on Friday 20th January 2017

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Email alford@willsons-property.co.uk
www.willsons-property.co.uk



Residential Development Land, Horncastle Road, Woodhall Spa, Lincolnshire, LN10 6UZ

“ Agent’s Comments ”

This is a unique opportunity to acquire a superior development site situated in the popular and sought after village of Woodhall Spa.

Currently the property includes 68 Horncastle Road, a detached 4 bedroomed bungalow (due to be replaced) and was a working poultry unit until very recently known as Batchelor Farm. The vendor will undertake the clearance of all poultry buildings and associated fixed equipment prior to completion.

The site benefits from outline planning permission for 8 detached dwellings and lends itself to be a private gated development suitable for exclusive individual homes.

The area extends to approximately 3.78 acres (1.53ha) (sts) and has a number of attractive, well positioned and established trees.

About the Area

Woodhall Spa is a popular historic village set amidst pine woods in the heart of Lincolnshire. Regarded as one of Lincolnshire's most attractive villages gaining the Best Kept Village Award in 2011 & 2012. The village with its tree lined avenues has a range of amenities including doctors' surgeries, dentists & opticians, a variety of independent shops such as butchers, bakers, clothes & shoe shops, hardware store, pet shop, as well as newsagents, chemists & supermarkets. There is a wide selection of eateries including hotels, restaurants, tea rooms & take aways.

Woodhall Spa is home to a top class golf course & the National Golf Centre, the unique 'Kinema in the Woods' cinema, Jubilee Park with outdoor heated swimming pool, putting green, tennis courts, bowling green, bandstand, croquet lawn, cricket field & childrens play area. It is also well known for its several aviation heritage sites associated with 617 Squadron (the Dambusters).

A nursery and two schools can be found within the village being St Hugh's Preparatory and St Andrew's Church of England Primary School.

The market town of Horncastle with secondary schools including a grammar school, lies approximately 6 miles north east, the historic City of Lincoln is approx. 18 miles north west being home to a hospital, train station & wide range of national shops & amenities & the sandy beaches of the Lincolnshire Coast lie approx. 26 miles to the east.

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PLANNING PERMISSION

Outline Planning Permission for the erection of 8 dwellings was granted on 7th February 2014 by East Lindsey District Council, Application No. S/141/02387/13. The vendor's architect is in the process of resubmitting the current permission for renewal thereby extending consent for a further 3 years.

A copy of the planning notice and other documents can be obtained by visiting the East Lindsey District Council website www.e-lindsey.gov.uk/applications or inspected at the agent's Alford office.

DOCUMENTS AVAILABLE

- Application Form
- Ecology Survey & Addendum to Eco Survey
- Flood Risk Assessment
- Design & Access Statement
- Proposal Drawing
- OGL Survey
- Screening Opinion Decision
- Historic Environment Officer Comments
- Roughton Parish Council Comments
- Natural England Comments
- Lincs Fire and Rescue Comments
- Environment Agency Comments
- Highways Comments
- Woodhall Spa Parish Council Comments
- Regulatory Services Comments

BUNGALOW

Upon the site is a detached bungalow which is to be demolished to comply with the outline planning permission. It currently comprises of:

HALL with front door.

BEDROOM 1 15' 1" x 10' 5" (4.593m x 3.17m) Window to front elevation.

BEDROOM 2 11' 10" x 10' 5" (3.603m x 3.163m) Window to front elevation.

BEDROOM 3 11' 10" x 10' 5" (3.603m x 3.167m) Window to rear. Door to:

BEDROOM 4 12' 7" x 8' 10" (3.826m x 2.691m) Window to side and door to:

OFFICE 8' 9" x 6' 8" (2.677m x 2.042m) Window to front.

BATHROOM Panelled bath, low level WC, pedestal wash hand basin and window to rear.

KITCHEN/BREAKFAST ROOM 26' 0" x 9' 1" (7.923m x 2.779m) With range of wall and base units, work surface, one and half bowl sink unit, wall mounted gas fired heating boiler, plumbing for dishwasher, electric cooker point, 2 windows to the rear and door to rear garden. Door to:

INNER HALL

UTILITY ROOM Plumbing for washing machine, low level WC, pedestal wash hand basin, window to rear.

SITTING ROOM 11' 10" x 10' 5" (3.613m x 3.174m) Window to rear.

LIVING / DINING ROOM 32' 1" x 10' 5" (9.775m x 3.174m) Fireplace with wood burner, 2 windows and oval window to front elevation.

ATTACHED GARAGE 20' 6" x 9' 6" (6.251m x 2.891m) Metal up and over door, window to side, power and light.



SITUATION

The site is accessed off the B1191 Woodhall Spa to Horncastle Road and lies within an area with numerous individual residential properties. Entering Woodhall Spa from Horncastle the site is on your left hand side a short distance after Bainlands Country Park.

SERVICES

We understand that mains gas, electricity, water and drainage are connected to the bungalow on site. The purchaser will be responsible for making their own enquiries in respect of availability and layout of services to the site. The mains drainage pipe runs across the site just north of the current bungalow (plan available from the agents).

TENURE

The land is owned Freehold and vacant possession is available when required.

LOCAL AUTHORITIES

Lincolnshire County Council, Newland, Lincoln, LN1 1YW
Tel: 01522 552222

East Lindsey District Council, Tedder Hall, Manby Park,
Louth, Lincs, LN11 8UP Tel: 01507 601111

VIEWING

Out of courtesy, please contact Willsons' Alford office on 01507 463582 to arrange to view the site so we can inform the site manager. Prospective purchasers must take care of any potential hazards and enter entirely at their own risk.

EXPRESSION OF INTEREST

Willsons are inviting parties to make an Expressions of Interest (including indication of price and timescale) in writing either upon the attached form or in another suitable format to be returned in a sealed envelope marked **Woodhall Spa** in the top left hand corner to **Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR** or by email to j.boulton@willsons-property.co.uk to be received no later than **12 noon, Friday 20th January 2017**.

- It is the responsibility of potential purchasers to ensure that postal and email Expressions of Interest have been received by the agents.
- The vendor may sell the property at any time and does not undertake to accept the highest or indeed any particular Expression of Interest.
- Expressions of Interest will be treated in confidence.



typical front elevation - type 1

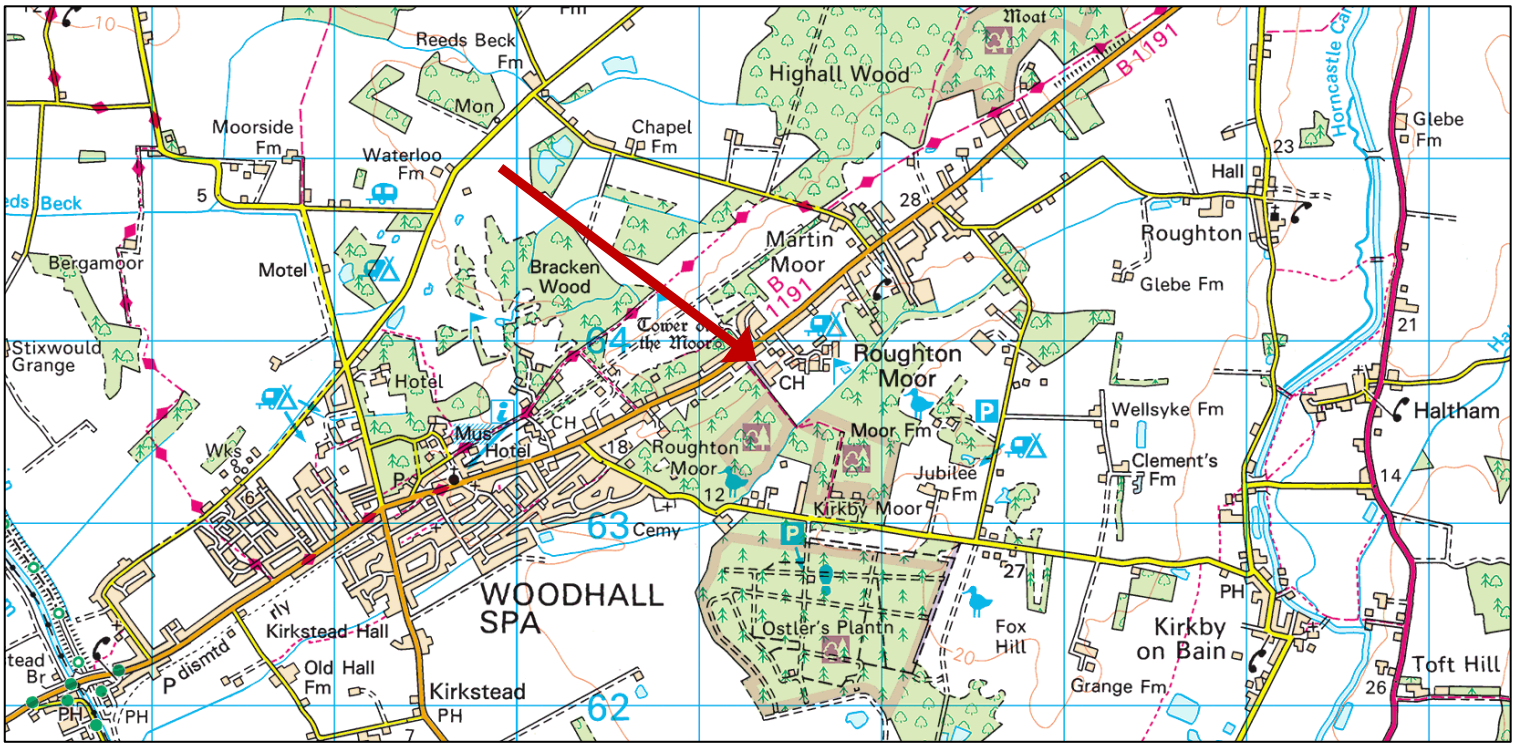


typical front elevation - type 2



typical front elevation - type 3



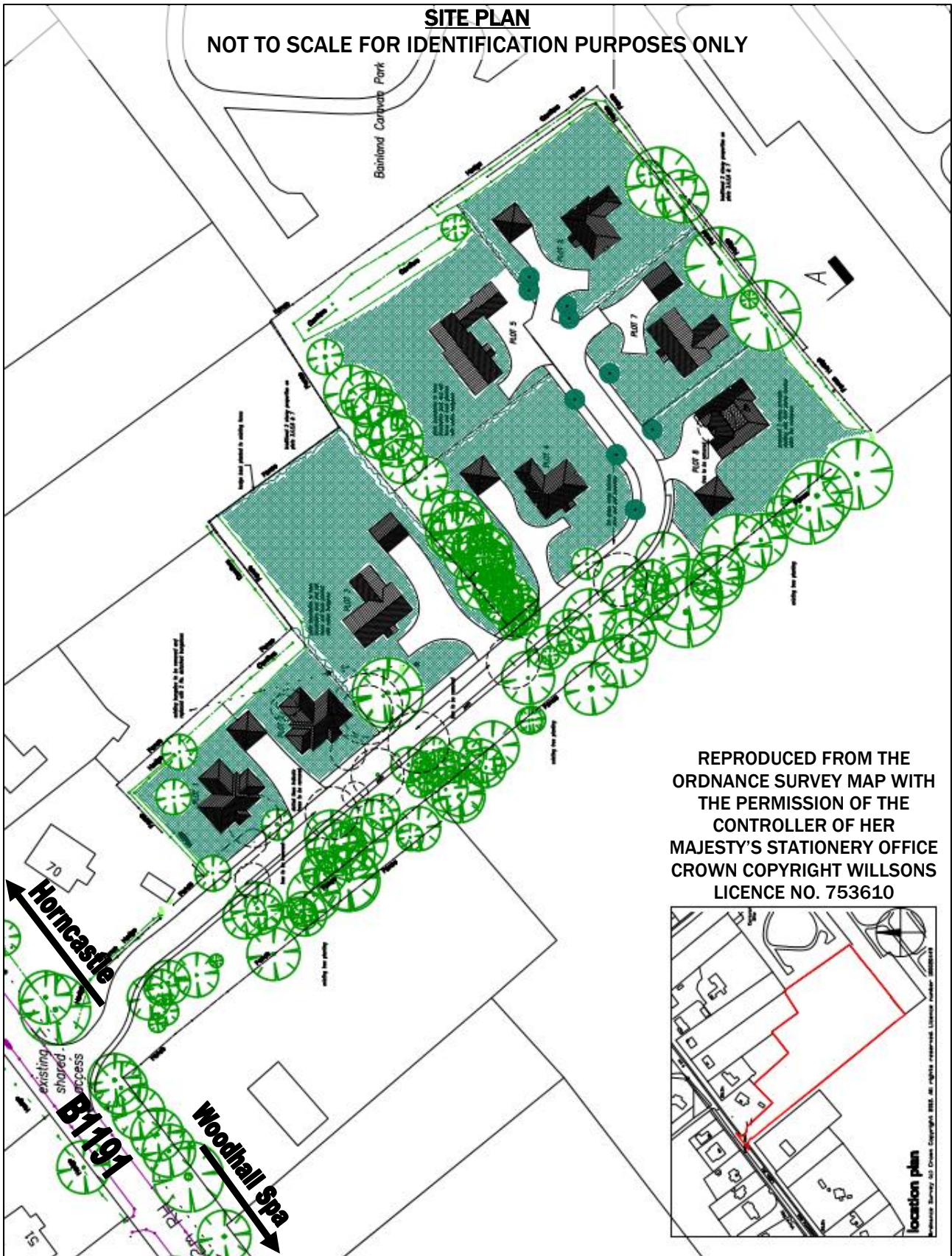


LOCATION PLANS

NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE CROWN COPYRIGHT WILLSONS LICENCE NO. 753610





VIEWING Care should be taken when viewing; you enter at your own risk. **MEASUREMENTS AND PHOTOGRAPHS** Room sizes and photographs are provided for guidance only and should not be relied upon. **SERVICES** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **PROPERTY CONDITION** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. Inclusions – only items described in these particulars are intended for inclusion in the price. **GENERAL** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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