

# Development Opportunity

**Lambert  
Smith  
Hampton**



**3 Acre Site, Lincoln Road,  
Horncastle, LN9 5AW**

## FOR SALE: DEVELOPMENT OPPORTUNITY WITH PLANNING

- Rare development site, with Detailed Planning Consent for 52 residential units.
- Site extending to 3 Acres (1.21 Ha).
- Well located in a prominent position, near to the centre of Horncastle.
- Price on Application.

**A rare opportunity to purchase prime development land, close to the centre of Horncastle.**

**Lambert Smith Hampton**

**1 Oakwood Road, Doddington Road, Lincoln, LN6 3LH**

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# Development Site Horncastle

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## LOCATION

The site is located just off the A158, 0.6 miles North-West of the thriving market town of Horncastle. Accessible off the main trunk road through the town, the site is within a 20 mile radius of Lincoln, Market Rasen and Louth.

Situated within the administrative district of East Lindsey District Council, the catchment population of the town is circa 6,815 (2011 Census).

The 3 acre (1.21 Ha) development site is situated on the Eastern side of Lincoln Road, with frontage onto Lincoln Road, in addition to Reindeer Close: the site can therefore be viewed from the roadside.

## GENERAL

Currently, the site consists of frontage onto Lincoln Road, where an industrial compound is built to the rear. Benefitting from flat, level ground the site would be most appropriate for development.

## PLANNING

Planning Permission was granted on 27/09/16 for the erection of 6 blocks of terrace houses, with 3 houses per block. In addition, 17 pairs of semi-detached houses have been granted under the same planning application; totalling 52 dwellings.

The section 106 agreement for the development, published on 28/09/16, consists of a minimum of 20% Affordable Housing, a total education contribution of £188,033.00 and a health contribution of £407.00 per dwelling.

Full details of the approved Planning Application can be found on East Lindsey District Council's Planning Portal Ref: S/086/01083/14.

## SERVICES

Mains electricity, gas, water and drainage are believed to be available to the nearby area. None of the service providers have been formally approached and interested parties are advised to satisfy themselves in this regard.

## TENURE

Freehold sale.

## PRICE

Price on application.

## LEGAL COSTS

Each party will bear their own legal costs, incurred during this transaction.

## VIEWING

By appointment with Lambert Smith Hampton. Please contact:

**Sam Elkington / Matthew Johnson**

**Tel:** 01522 698888

**Email:** SElkington@lsh.co.uk / MJohnson@lsh.co.uk

**Web:** www.lsh.co.uk

## ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

## COMMERCIAL LEASE CODE

The Code of Practice on Commercial Leases in England and Wales recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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