



BANKS LONG&Co

RESIDENTIAL DEVELOPMENT SITE, THE RAILWAY INN,
WITHAM ROAD, WOODHALL SPA, LINCOLNSHIRE, LN10 6QX

- 1.05 hectares (2.60 acre) site) with detailed planning permission for 14 units
- Developer friendly consent with no affordable housing required
- Pre-commencement conditions to be signed off by the vendor so site ready for immediate development
- Located in popular village in close proximity to village amenities
- Woodhall Spa is a famous spa village and popular tourist destination
- **FOR SALE – FREEHOLD WITH VACANT POSSESSION**



LOCATION

The site is located on the western edge of the large and popular village of Woodhall Spa which lies about 18 miles south east of Lincoln and 8 miles to the south west of Horncastle.

Woodhall Spa is a former spa village and is now a popular tourist resort offering a wide range of leisure facilities including two championship golf courses, Jubilee Park, Kinema In The Woods and is the home of The National Golf Centre.

The village has a population of just over 4,000 and also offers a good range of local amenities including two supermarkets (a Co-op and Budgens), Post Office, pharmacy and a good number of other national, regional and local retailers.

There are a number of well-regarded hotels in the village including The Golf, Petwood and Dower House, which serve a large number of tourists visiting the village and surrounding area. Of particular historic interest locally is Coningsby RAF base where the 'Battle of Britain Memorial Flight' is based, which is about 3 miles to the south of Woodhall Spa.

PROPERTY

A regular shaped and level site extending to about 1.05 hectares (2.6 acres), most recently used as a small caravan park, but is now being offered for sale for the benefit of Full Planning Permission for 14 residential units. The site forms the grounds of the Railway Inn Pub which remains operational and this could be included in the sale if it were of interest to prospective purchasers.

SERVICES

We understand that all mains services are available to the site, having regard to the current use of the site as a seasonable caravan park, although the vendors can give no guarantee as to the location or capacity of these services and interested parties will need to make their own enquiries in this regard with the relevant service providers.

Rev.	Description	Date
01	Client	Chris Smith
02	Client Address	The Railway Hotel, Woodhall Spa
03	Drawing Title	Proposed Block Plan
04	Project No.	181100
05	Drawing No.	01
06	Project No.	181100
07	Project No.	181100
08	Project No.	181100
09	Project No.	181100
10	Project No.	181100



VIEWING: To view the premises and for any additional information please contact the sole agents.

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Ref. 9715/2019F

TOWN AND COUNTRY PLANNING

There is a resolution to grant Full Planning Permission – application no. S/215/01685/17, for the erection of 14 units on the site, subject to completion of a S106 Agreement and the sign off of other various pre-commencement condition, which the vendor is in the process of undertaking. This will mean that the site is ready for immediate development on completion of a purchase.

Furthermore in our view the permitted scheme for the site is very low density and could fit more properties on it subject to the appropriate Planning Permission.

The Planning Permission is a 'developer friendly one', with no affordable housing provision with only the payment of a £32,000 educational contribution required under the Section 106 Agreement.

Further details of the Planning Permission, site drawings of the dwellings proposed for the site and the various planning reports are available on request.

TENURE

Freehold of vacant possession on completion.

PRICE

Offers are invited in the region of £1.5m for the site, subject to the existing Planning Permission.

A purchase at this figure above excludes the Railway Inn pub at the front of the site, but this could be made available by way of separate negotiation and further details are available on request.

METHOD OF SALE

The site is being offered **For Sale** by way of Private Treaty.

VAT

There is no VAT payable on the purchase price (to be confirmed).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.



1 Block Site Plan Draft 1
 1 : 500