

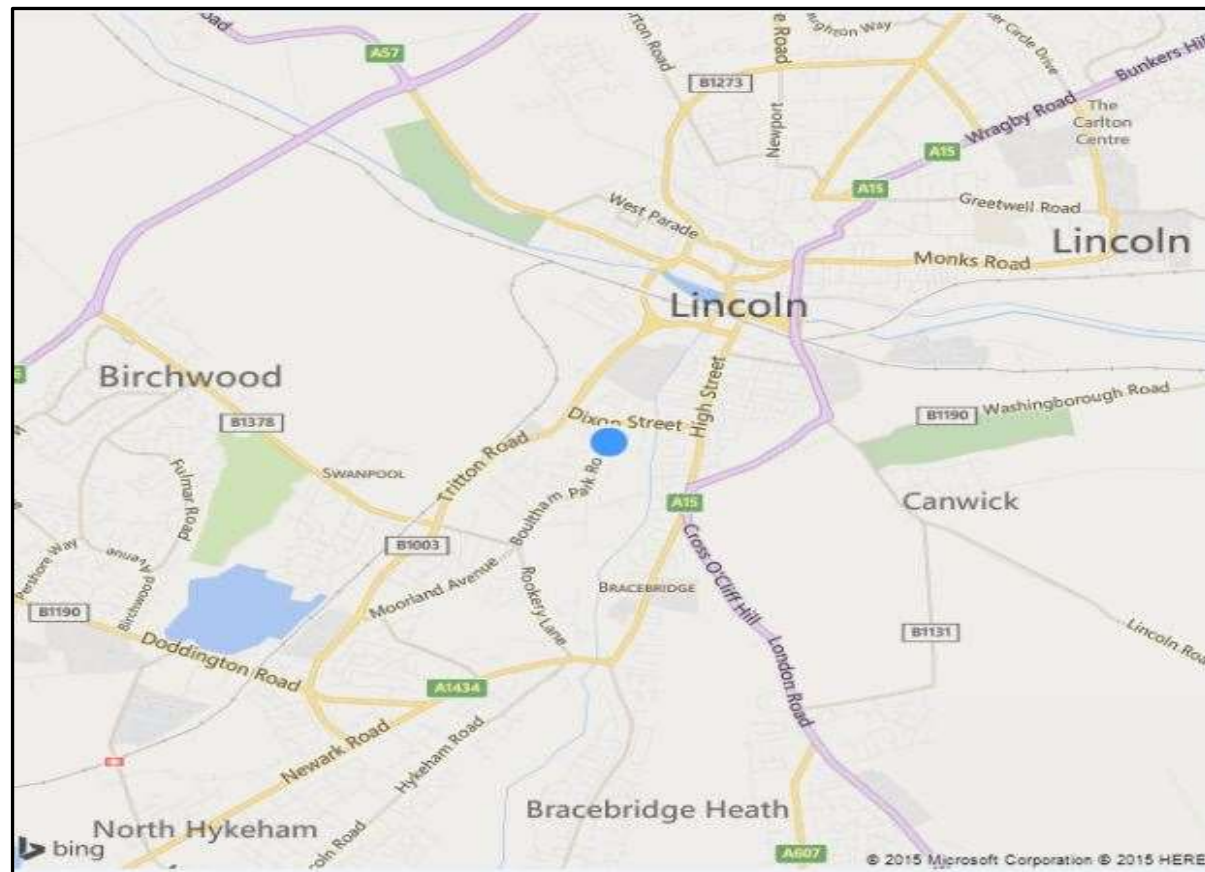
MIXED USE DEVELOPMENT SITE

0.26 hectares (0.65 acres)

**50 BOULTHAM PARK ROAD
LINCOLN
LN6 7BB**



OS SITE PLAN



© Tele Atlas NV/Crown Copyright; Reproduced by Permission of Tele Atlas NV

LOCATION PLAN



FOR SALE

PRICE REDUCED

- Prominent cleared site
- Full Planning Permission for 14 residential units and 4 commercial units
- Established residential location with good local amenities close by
- **Price: £450,000** for benefit of the freehold with vacant possession on completion

The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The site is situated on the western side of Boultham Park Road, close to its junction with Dixon Street in what is a well-established residential location.

There are a good range of local amenities nearby including a Lidl Supermarket opposite and the retail parks of Tritton Road are located a short distance to the north west. The City Centre is situated about a mile to the north and there are good public transport links to the City Centre from close by on Boultham Park Road.

Lincoln is a historic Cathedral City and the shopping and administrative centre for the County of Lincolnshire. It has a resident population of circa 100,000 and a catchment of 300,000. It is also a growing university city with close to 15,000 students and academic staff, now based at the main campus in Lincoln, contributing an estimated £250 million to the local economy.

DESCRIPTION

The property comprises a cleared site that was formerly the Victory Pub with a range of garages and workshops to the rear, extending to about 0.26 hectares (0.65 acres). The irregular shaped level site has a frontage to Boultham Park Road of about 45 metres (147' 7") narrowing to 20 metres (65' 7") on its rear boundary.

Planning Permission was secured in May 2015 for the demolition of the pub and garages and the erection of 14 residential units and 4 commercial office units fronting Boultham Park Road.

Plans and elevation drawings are available on request.

SERVICES

All main services are available in the vicinity of the site, however the vendors do not bind themselves to give any guarantee as to the capacity of these services and interested parties are advised to make their own enquiries with the service providers.

PLANNING

Full Planning Permission was granted on 1st May 2015 (Ref 2015/0038/F) for the demolition of the pub and garages and the erection of three detached building, comprising 14 residential dwellings, and 4 ground floor commercial units to be used for A2 (Financial and Professional Services) or B1 (Office) purposes.

The 14 units proposed for the site comprise 10 flats and 4 houses. A copy of the Planning Permission and other planning drawing are available on request. Any specific planning enquiries should be directed to the Planning Department at Lincoln City Council.

METHOD OF SALE

Private Treaty.

PRICE

£450,000 for the freehold interest with vacant possession on completion.

VAT

VAT will be payable in addition to the purchase price.

LEGAL COSTS

Each side pay their own costs.

VIEWING

The site can be viewed externally from the road during daylight hours, but interested parties are advised to carry a set of these particulars with them.

Contact: James Butcher or Harriet Hatcher
Tel: 01522 544515
Email: james.butcher@bankslong.com
harriet.hatcher@bankslong.com

Ref: JRB/HH/LS/7963/F15 (JES/C16)



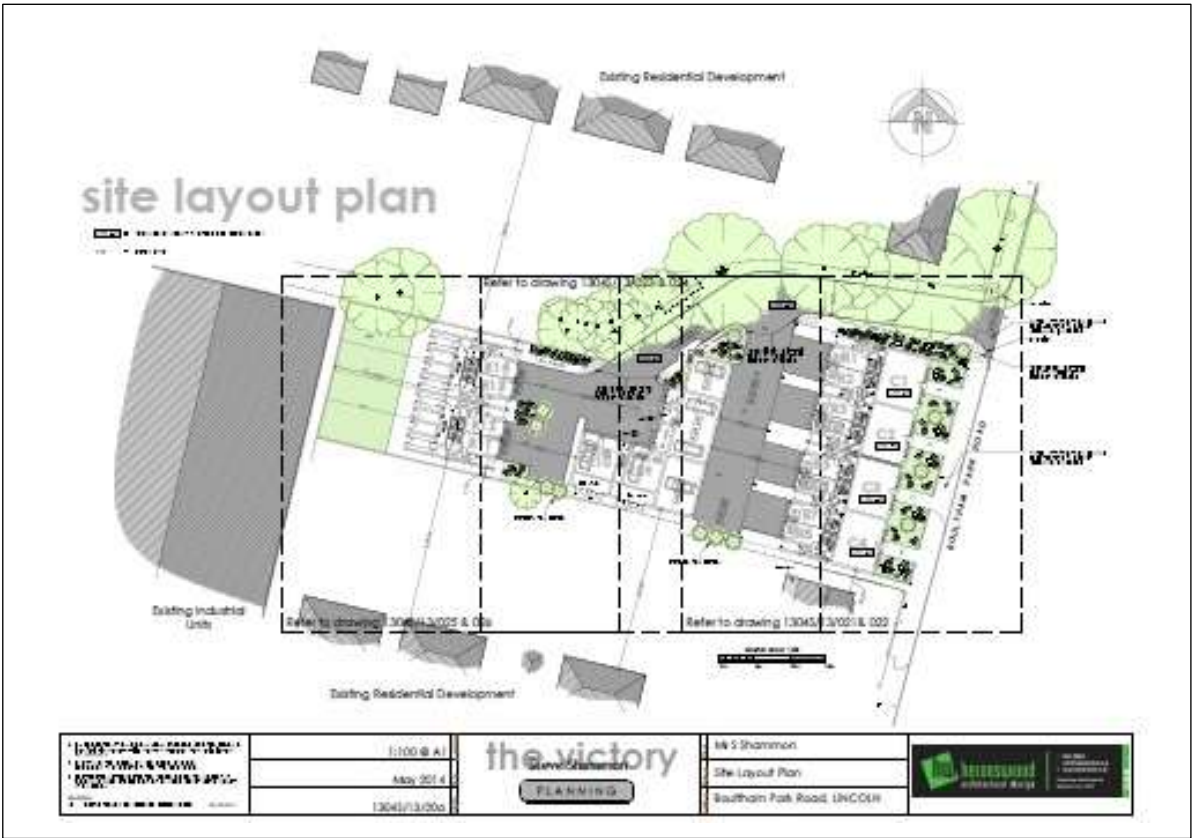
AERIAL CGI OF PROPOSED DEVELOPMENT



CGI OF BOULTHAM PARK ROAD FRONTAGE



CGI OF MIDDLE BLOCK



SITE LAYOUT PLAN – NOT TO SCALE