

For Sale



Prime Development Opportunity, Woodhall Spa, Lincolnshire

- Mixed residential and holiday lodge site of some 5.5 acres
- Riverside location with outline planning permission
- No I06 or affordable contributions
- 14 residential dwellings and 13 holiday lodges

Available as a whole or in two lots.

Lot 1 Residential (2.75 acres)

Lot 2 Holiday Chalets (2.75 acres)

Price on Application



01522 504304 | jhwalter.co.uk

JHWalter LLP | 1 Mint Lane | Lincoln LN1 1UD



DESCRIPTION

A truly unique development opportunity set on the outskirts of Woodhall Spa. Enjoying a riverside location and nestling along former railway sidings, outline planning has been approved for 14 dwellings, along with 13 holiday lodges on a site of some 5.5 acres. The residential element extends to some 2.75 acres (1.114 hectares) and comprises of a mixed style of detached dwellings with garaging Plots 1 and 2 have been carefully designed in railway-style architecture and plots 3-7, indicated as 2-storey, are to be constructed in brick with slate roofs. Plots 8-14 are to be two and a half storey and are indicated with a contemporary blend of exterior claddings and render with various glazed apertures taking advantage of the riverside views. The site is available as a whole or in two lots and has no section 106 contributions or affordable housing requirement.

PLANNING

ELDC PLANNING REF; S/215/02168/17 - Approved 21/05/2018
Outline planning permission (with all matters reserved) for erection of up to 14 dwellings together with erection of 13 constructed lodges (for holiday use and of amended layout to that approved under S/215/01841/11) as associated reception building.

For further planning details please contact the agent or alternatively East Lindsey District Council

VIEWING ARRANGEMENTS

By appointment only. Tel: 01522 504304.

LOCAL AUTHORITY

East Lindsey District Council: 01507 601111

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

AGENT

Simon Smith
01522 504304
info@jhwalter.co.uk



Proposed Front Elevation (Plot 1)



Proposed Front Elevation (Plot 14)



Proposed Front Elevation (Plot 2)

IMPORTANT NOTICE

JHWalter try to provide accurate sales particulars, however, they should not be relied upon as statements of fact. We recommend that all the information is verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. JHWalter staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Crown Copyright. All rights reserved. Licence Number 100020449. The Ordnance Survey data may not show all existing features. JHWalter is the trading name of JHWalter LLP. Registered Office: 1 Mint Lane, Lincoln LN1 1UD. Registered in England and Wales. Registration Number: 0C334615

