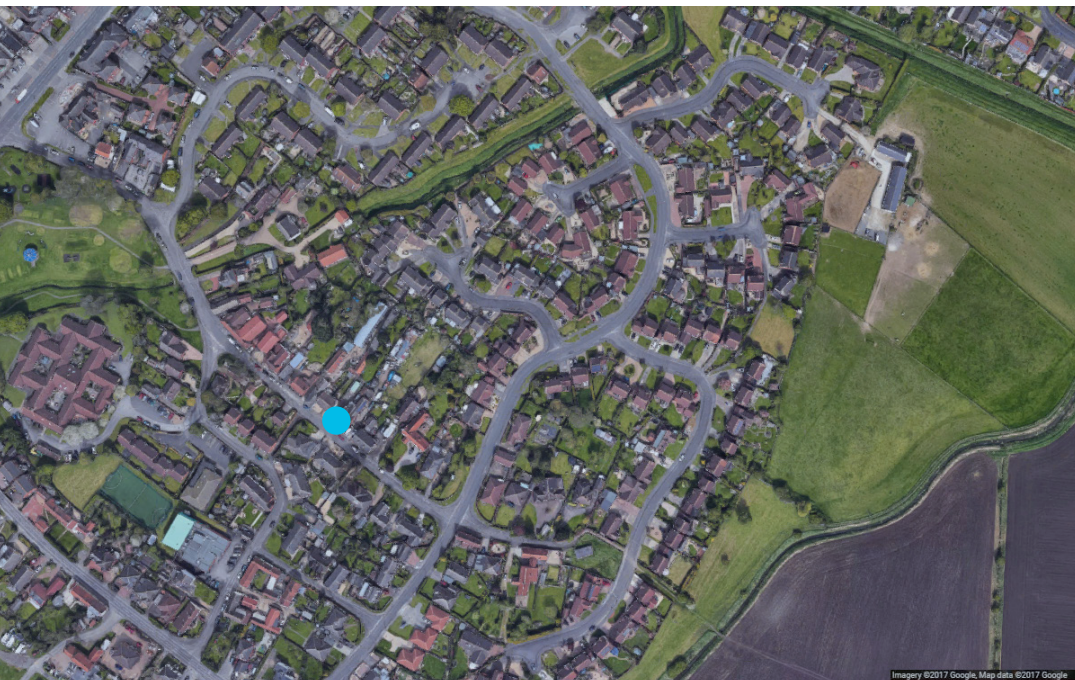
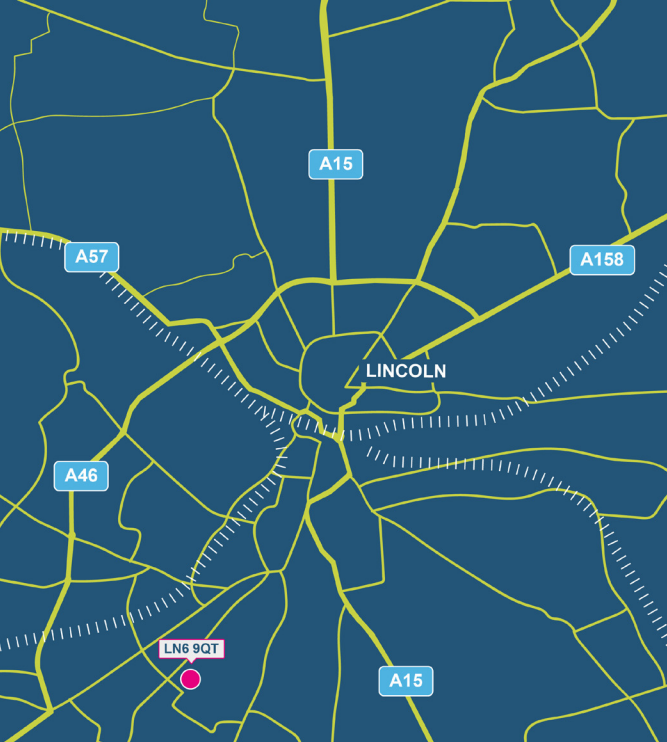


- Potential for additional units – subject to planning
- Popular village setting close to amenities
- **FOR SALE**



LOCATION

The site is situated in an established residential location to the rear of 15-21 Water Lane, North Hykeham, a short walk to the town amenities centred around the Hykeham Green Neighbourhood Centre.

North Hykeham is situated on the outskirts of the City of Lincoln, which lies about 5 miles to the north. It offers a good range of shopping and educational facilities and is a popular residential location.

The A46 Lincoln bypass and the dual carriageway to Newark, where access is available onto the A1, is located about 2 miles to the south.

PROPERTY

An irregular shaped parcel of land currently forming part of the garden of 15-21 Water Lane.

The site extends to about 0.20 hectares (0.50 acres) and has a direct frontage to Water Lane, which provides vehicular access into the site.

SERVICES

Mains water, electricity and drainage are available in the town, although the Vendors can give no guarantee as to the exact location and capacity of these services. Interested parties should therefore make their own enquiries in this regard with the service providers.

TOWN AND COUNTRY PLANNING

Detailed Planning Consent was granted for the erection of 2 semi-detached residential units and a detached garage dated 19th November ref 15/1164/ FUL.

Copies of all of the plans and Planning Permissions are available on request or from the North Kesteven District Council Planning Portal.

METHOD OF SALE

The property is being offered for sale by way of Private Treaty.

PRICE

Offers invited around **£200,000** for the freehold interest.

In addition there will be an overage payment in the event that the purchasers are able to secure planning permission for additional plots on the sites equating to £25,000 per plot.

VAT

VAT at the prevailing rate may be payable in addition to the purchase price.

LEGAL COSTS

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

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

Contact: James Butcher
T : 01522 544515
E : james.butcher@bankslong.com
Ref. 9230/2017