

Residential Development Land

For Sale



Residential Development Land, Western Side of Scothern Road, Nettleham
LN2 2TU

#1236637/2026B



Residential Development Land

Western Side of Scothern Road, Nettleham, LN2 2TU



Agreement

For Sale



Detail

Residential Development
Land with Outline
Planning Permission for
up to 72 units



Guide Price

£4.5 million



Size

Circa 4.22 hectares
(10.43 acres)



Location

Nettleham, LN2 2TU



Property ID

#1236637/2026B

For Viewing & All Other Enquiries Please Contact:



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Property

The subject property comprises a generally level greenfield development site, currently in agricultural use, with Outline Planning Permission for the construction of up to 72 dwellings.

It enjoys an attractive outlook over open farmland to the north, west and east, with existing housing found to the south, running downhill into the centre of the large village of Nettleham.

Nettleham remains one of the most popular villages around the City of Lincoln, providing easy access to A46 Lincoln Ring Road and the City Centre about 2 and 4 miles respectively to the south west, and a wide range of shopping, educational and leisure amenities situated around the northern section of the City Centre.

The village consequently attracts strong residential values with asking prices in the village for new build housing equating to circa £300 per sq ft.

Site Area

We understand that the site area extends to approximately 4.22 hectares (10.43 acres).

The site has a frontage on to Scothern Road of about 232 metres (761 feet) and an average site depth of 279 metres (915 feet) from Scothern Lane westwards.

Services

We understand that all mains services are available in the vicinity of the site, albeit neither the agents or the vendors are able to confirm the exact location or the capacity of these services. Interested parties are, therefore, advised to make their own enquiries of the relevant utility providers.

Tenure

The property is available **For Sale** Freehold, with vacant possession upon completion.

Guide Price

£4.5 million

Method of Disposal

The site is being sold by way of private treaty with offers invited, ideally on an unconditional basis. However, offers made subject to the receipt of Planning Permission will also be considered.

In the case of conditional offers, parties are asked to ensure they confirm in detail the various conditions attached to their proposal.

VAT

VAT may be charged in addition to the purchase price at the prevailing rate. This will be confirmed in due course.

Legal Costs

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

Information Pack

An information pack is available on request, which contains the following information:

- Copy of the Outline Planning Permission – Decision Notice
- Copy of the Section 106 Agreement
- Site Plan
- Illustrative Master Plan
- Location Plan
- Archaeological Evaluation Report
- Geophysical Survey Report
- Energy Statement
- Minerals Assessment
- Flood Risk Assessment
- Preliminary Ecological Appraisal
- Design and Access Statement
- Agricultural Land Assessment

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Town & Country Planning

The site has an Outline Planning Permission for the following development:

To erect up to 72no. dwellings with access to be considered and not reserved for subsequent applications.

This is under Planning Application number WL/2024/00753 dated 11th September 2025.

A copy of this Outline Planning Permission is available in the information pack.

The Planning Permission is subject to a completed Section 106 Agreement, dated 8th September 2025, a copy of which is also included in the information pack.

The salient points of which can be summarised as follows:

- 25% of the units developed on the site must be affordable houses.
- The mix of housing under the affordable housing requirements is 60% affordable rented, 15% shared ownership and 25% designated as First Homes.
- There is an educational contribution per unit based on the contribution formulas set out within the S106 Agreement.
- There is a NHS health contribution of £632.50 per unit.
- There is a biodiversity net gain (BNG) monitoring contribution payable to the Local Authority of £6,637.
- The Public Open Space within the development will be not less than 5,179 sq m

A link to the Planning Application and supporting documentations on the West Lindsey District Council Planning Portal can be found below:

[West-Lindsey | Public Portal](#)



Location

The site is situated in a semi-rural location on the northern edge of the large village of Nettleham, which is located about 4 miles to the north east of Lincoln City Centre and about 2 miles north west of the A46 Lincoln Bypass.

The village therefore provides easy vehicular access into the City Centre and the surrounding area via the A46 bypass and also offers a regular bus service into the City Centre.

Nettleham is one of the largest villages around Lincoln with a resident population of circa 4,100 and provides a good range of local amenities including three pubs, a Co-op convenience store, post office, pharmacy and a junior school.

The village is one of the most popular residential locations in and around Lincoln and, consequently, attracts strong residential values.

Lincoln is the administrative and major shopping centre for the County of Lincolnshire, with a catchment of over 545,000 and an established total catchment spend of £984.40 million.

The City is a well-regarded tourist destination, attracting over four million visitors a year, predominantly to view the Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

Lincoln is also a growing University City with over 15,000 students based at the main University of Lincoln campus, just outside the City Centre, generating over £250 million per year for the local economy.

Lincoln enjoys good road links to the A1 at Newark, the M180 at Scunthorpe (via the A15) and is on the East Coast Main Line with regular services to London King's Cross taking around 1.5 hours.

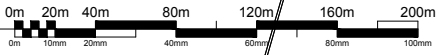
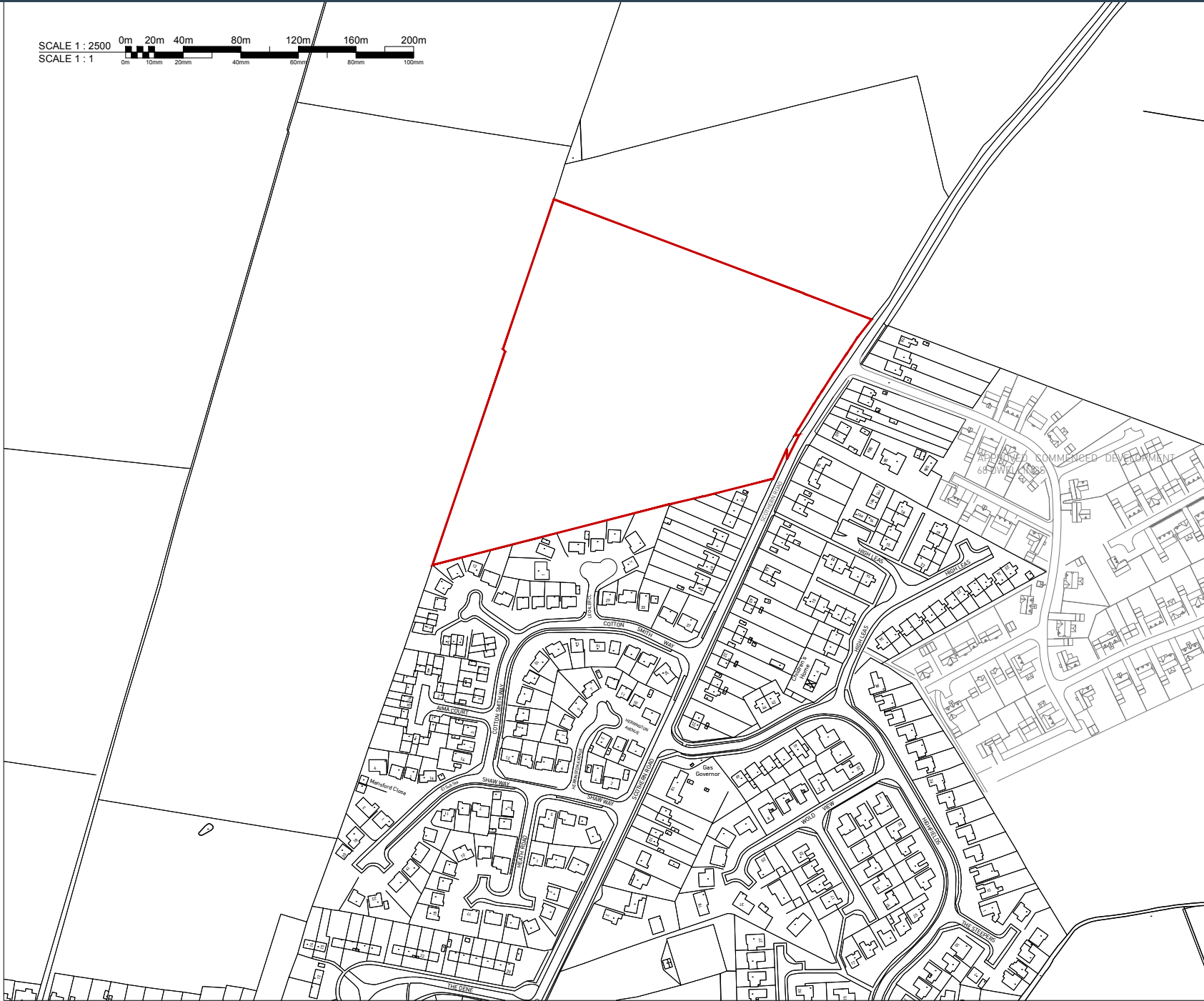




Google Maps



SCALE 1 : 2500
 SCALE 1 : 1

Notes

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Architect.

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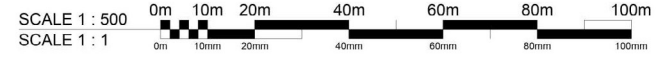
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The CDM hazard management procedures for the UKSD aspects of the design of this project are to be found on the "UKSD - Designer's Hazard Identification and Management Sheet" and/or drawings. The full project design teams comprehensive set of hazard management procedures are available from the Planning Supervisor/Safety Coordinator appointed for the project.



SITE AREA 10.43 ACRES / 4.22 HECTARES

Rev	Date	Description	By	Chk	
Client: MR & MRS STUFFINS					
Project Name: RESIDENTIAL DEVELOPMENT SCOTHERN ROAD NETTLEHAM LINCOLN					
Drawing Title: EXISTING SITE LOCATION PLAN					
Scale: 1:2500 @ A3		Date: MAY 2024			
Job No.:	1619	Drawing No.:	UKSD-SA-08-0001	Revision No.:	A.00



Notes

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Design: Scheme prepared in accordance with the permission of the Controller of MA60 (Green map)

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Client	MIR & MISS STUFFENS	Date	15/05/2024
Project	RESIDENTIAL DEVELOPMENT		
Location	SOUTHERN ROAD NETTLEHAM LINCOLN		
Scale	PROPOSED ILLUSTRATIVE SITE MASTERPLAN		
Scale	1:500 (0:A1)	Date	MAY 2024
Sheet No.	1619	Drawing No.	UKSD-SA-08-0803 - A.00