

POTENTIAL RESIDENTIAL REDEVELOPMENT/REFURBISHMENT

FOR SALE



24 The Cottage Paddock, Lincoln
LN6 7EB

#1228752/2025F

Eddisons

24 THE COTTAGE PADDOCK

LINCOLN, LN6 7EB



Agreement

For Sale



Detail

Potential residential refurbishment/redevelopment opportunity - subject to the receipt of Planning Permission



Price

OIEO £400,000



Size

Existing 2 storey detached dwelling extends to circa 102 sq m (1,100 sq ft) GIA

Total site area:
0.2 hectares (.05 acres)



Location

Lincoln, LN6 7EB



Property ID

#1228752/2025F

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a three bedroom detached house constructed circa 1850 in solid brickwork, under a pitched slate roof, set in attractive mature grounds of around 0.2 hectares (0.5 acres), offering the potential for the development of a number of new dwellings, subject to the receipt of Planning Permission.

The property sits in a well-established residential area to the south of Lincoln City Centre, surrounded by predominantly large detached single storey dwellings running along The Cottage Paddock.

The existing detached 2 storey dwelling on the site is laid out to provide two reception rooms and a kitchen at ground floor level, with three bedrooms and a bathroom on the first floor level. There are a range of outbuildings surrounding it.

The house on the site is dated and in need of refurbishment, which could be undertaken as part of a wider redevelopment of the site with a number of new build dwellings. Many years ago, the site did have Outline Planning Permission for the erection of two detached bungalows on the land immediately to the South.

Access into the site is via a shared private driveway off the southern end of The Cottage Paddock, which is a cul de sac leading off the eastern end of De Wint Avenue, the broad extent of this is shown hatched in red on the site plan later in these particulars. This is shared with numbers 22, 24 and 30.

The driveway is owned by the subject property, jointly with 24 & 30, with 22 having just access rights over it.

Accommodation/Site

The property sits within grounds of 0.2 hectares (0.5 acres) with the existing house on site extending on a Gross Internal Basis as follows:

Area	m ²	ft ²
Ground Floor	54.30	584.49
First Floor	47.80	514.51
Total GIA	102.10	1,100

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Services

We understand that all mains services are available and connected to the existing property. However, please note that we cannot give any guarantees as to the location or capacity of these, in terms of serving new build development on the site. Interested parties are advised to make their own investigations to the relevant utility service providers in this regard.

Town & Country Planning

The existing building on site has a long established use as a residential dwelling falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). As referred to above, the site did have Outline Planning Permission many years ago for the erection of two detached bungalows in the grounds.

Having regard to the character of the surrounding area, it is our view that the property offers an opportunity for the refurbishment of the existing dwelling, together with construction of a number of new build dwellings in the grounds, subject to the receipt of the necessary Planning Permission.

Interested parties are advised to raise any queries they have in this regard with the Local Planning Authority at the City of Lincoln Council. The site is not located within a Conservation Area nor is the property Listed.

Council Tax

The existing property falls within Council Tax Band C.

Method of Sale

The site is being offered **For Sale** by way of a private treaty.

Whilst unconditional offers for the site would be preferred, offers made conditional upon the grant of Planning Permission will also be considered.

Parties making offers on conditional subject to planning basis should clearly set out the conditions that are attached to their offer.

Tenure

The site is owned Freehold and will be sold with vacant possession on completion, subject to the rights of access enjoyed by the adjacent landowners over the shared driveway.

Price

Offers are invited for the site in excess of £400,000.

VAT

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

Viewing

Strictly by appointment via the Agent.

Agent Note

We are advised by the Vendor that the property was occupied by the Army during WW2 and in the past there have been rare cases of unexploded munitions found on site. Interested parties are advised take care if undertaking any investigations on site.

Legal Costs

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

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.

Location

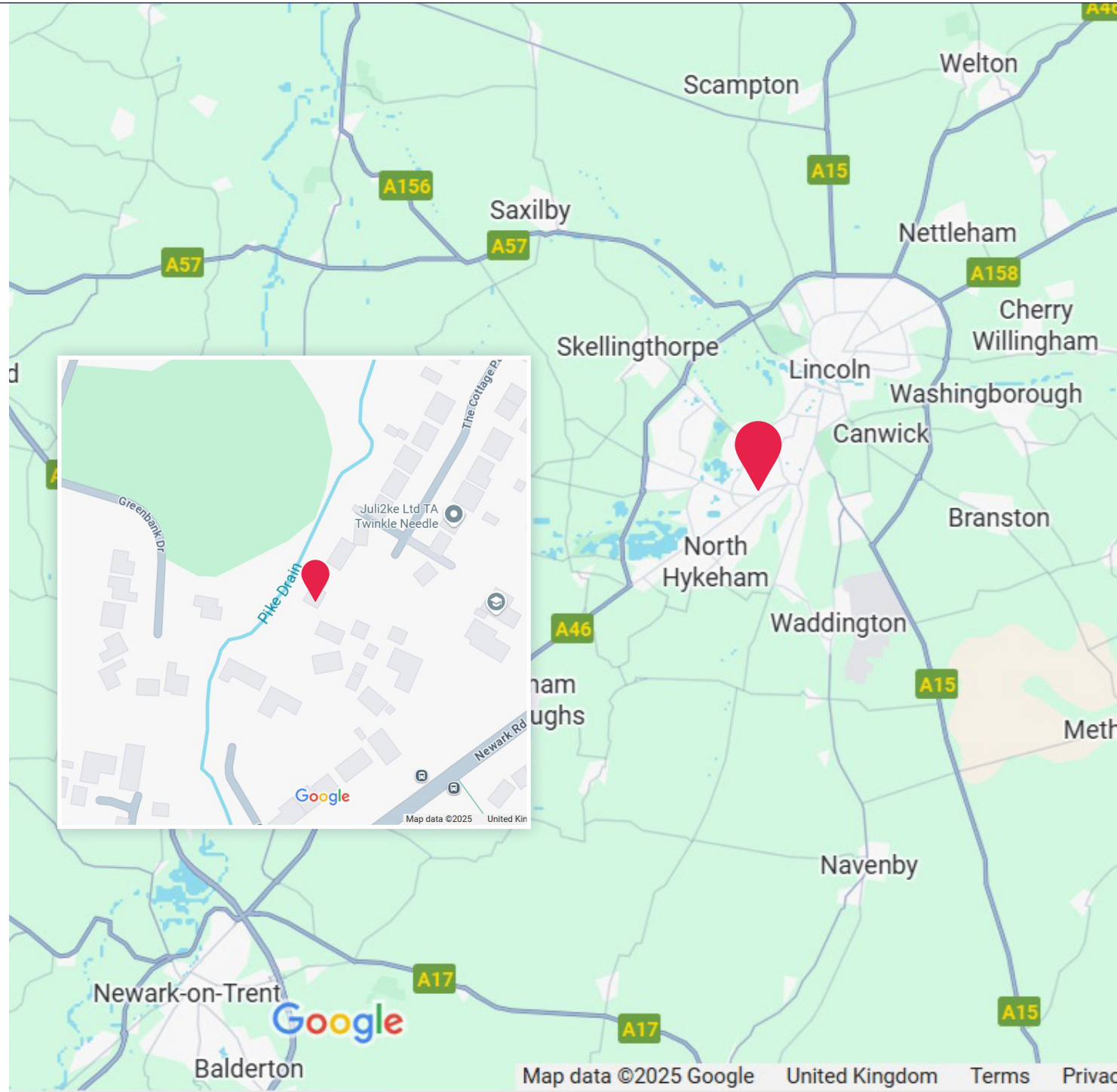
The property is situated at the southern end of The Cottage Paddock, a cul-de-sac off the eastern end of De Wint Avenue, close to its junction with Newark Road. The surrounding area is predominantly residential in character, with the neighbouring properties being largely detached bungalows or larger two storey dwellings.

The city centre is situated around 2 miles to the north. There is a good range of local amenities within close proximity of the site, including Sainsbury's and Asda superstores, Lidl and Aldi discount supermarkets, plus a wide variety of smaller local and national retailers. Nearby schools include The Priory Academy LSST, The Priory Witham Academy and the nearest doctors surgery is the Newark Road Surgery a short walk to the north.

Lincoln is the administrative and major shopping centre for the County of Lincolnshire, with a catchment of over 545,000 within a 20 kilometre radius. 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 rail line with regular services to London King's Cross taking around 1.5 hours.





Google



24 The Cottage Paddock, Lincoln, LN6 7EB

