



0.87
acres

THE NEW
HOMES
AGENT

45

Washingborough
Road, Heighington

LINCOLN | LN4 1QW

thenewhomesagent.co.uk

THE NEW HOMES AGENT

**45 Washingborough Road
Heighington, Lincoln
LN4 1QW**

Price On Application

- Site Area 0.87 acres
- Full Planning Permission for 3 Dwellings
- Site located within the centre of the village
- 10 minute drive from Lincoln City Centre
- Tenure: Freehold
- No VAT chargeable on the sale
- Planning application ref: 21/0332/FUL.

**Land For Sale
With Full Planning Permission for 3 Dwellings**



Agents note: All red lines and measurements are given as indicative visual guides only and cannot be relied upon for absolute accuracy

Development Site

Heighington, Lincolnshire

Location

Heighington is a highly sought after, amenity dense village to the east of the historic City of Lincoln. Just a 10-minute drive from the city centre, the village immediately neighbours another sought after village of Washingborough, with the pair of interlinked villages offering a range of amenities, to include; A 'Good' rated primary school in each village, local shops and independent businesses, Multiple Pubs (all rated 4.1-4.6 stars on Google Reviews), Heighington Village hall and Washingborough Community Centre with both villages offering play areas, sport courts and more.

The city of Lincoln is within easy access and has all the amenities of a major Urban area, with a buzzing shopping district in the centre of town with bars, clubs and both major restaurant chains and small independent boutique eateries. There is also a thriving university which is driving the local nightlife as well as other aspects of the local economy. Lincoln is a city on the rise, with local prices set to soar over the next decade due to a mass of inward investment into the city.

Services

It is understood that mains waste, gas and electric are available on Washingborough Road. The existing property is connected to all three services. Purchasers will need to make their own enquiries in relation to making new connections for the new dwellings.

Property/Area Type

The property extends to a total of 0.87 acres and is predominantly level and regularly shaped paddock/Ex-allotment land. There is an existing property on the site which requires alteration in order to provide the required width for access to the three new build plots to the rear.

Planning Permission

Planning permission was granted on 10th May 2021 by North Kesteven District Council for the erection of 3 new build homes and the alteration of the existing property, 45 Washingborough Road. In brief, the alterations include the removal of the west gable wall, reducing the western elevation of the property by circa 2.2m. As well as a two-storey extension to the rear. The three newly constructed properties to the rear of number 45 will be accessed via a new private access road. All three properties will benefit from spacious south facing rear gardens, with immediate access to the public footpath to the rear which is just 400m away from Heighington Millfield Primary Academy by foot.

North Kesteven Planning application reference number: 21/0332/FUL.

Information Pack

Full plans can be accessed via the North Kesteven District Council Planning Portal website using the reference '21/0332/FUL', or by request to the Agent.

Development Site

Heighington, Lincolnshire

Possession

The vendors currently reside within the existing property; however, the property is being advertised with no onward chain.

Tenure

Freehold

VAT

No VAT is chargeable on the sale

Guide Price

Price available on application

Legal Costs

Each party is responsible for their own legal costs

Viewings

All viewings must be arranged in advance via The New Homes Agent. The vendors currently reside in the existing property so a pre-agreed appointment must be made in order to respect the vendors privacy.



Existing Property: 45 Washingborough Road



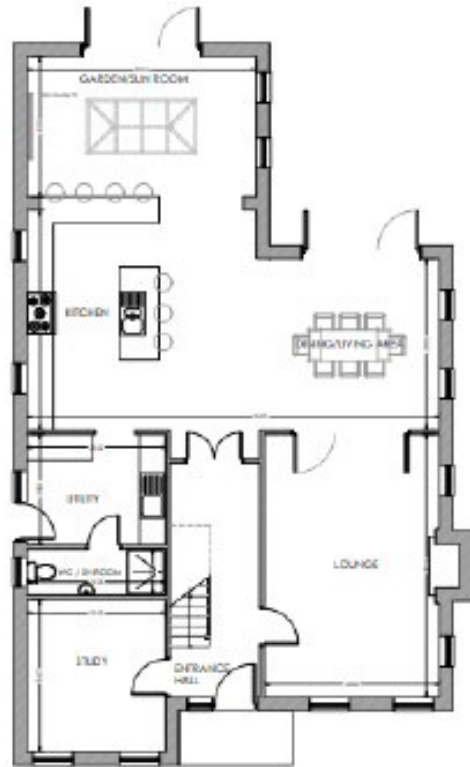
Existing Site Plan



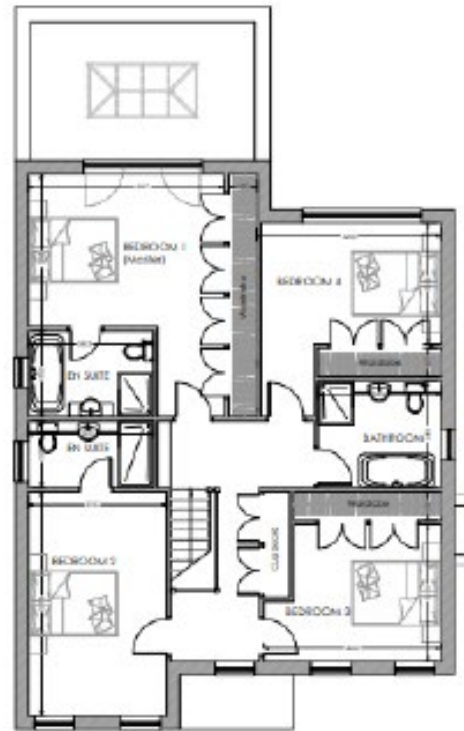
Proposed Site Plan



Plot 1 & 3 Proposed Plans and Elevations



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot 2 Proposed Plans and Elevations



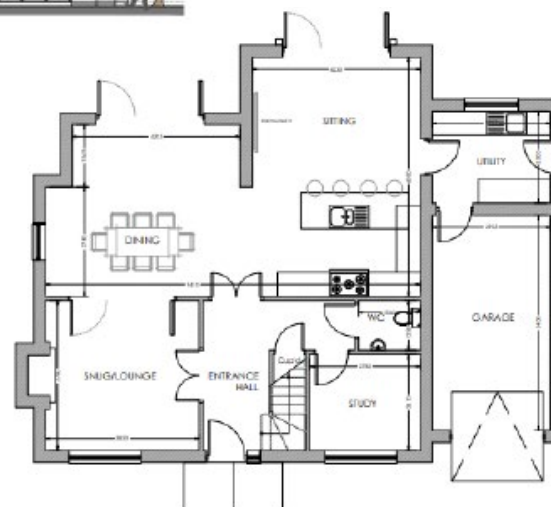
FRONT ELEVATION

SIDE ELEVATION

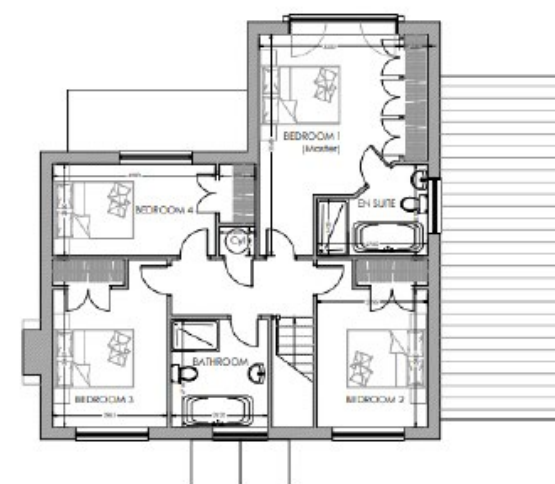


SIDE ELEVATION

REAR ELEVATION

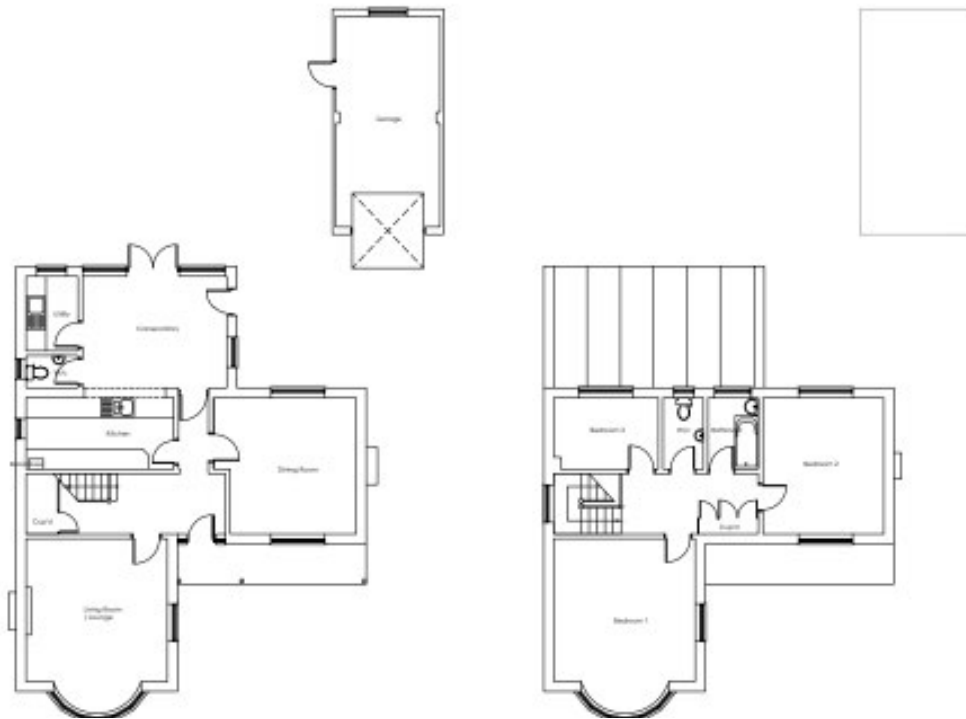


GROUND FLOOR PLAN

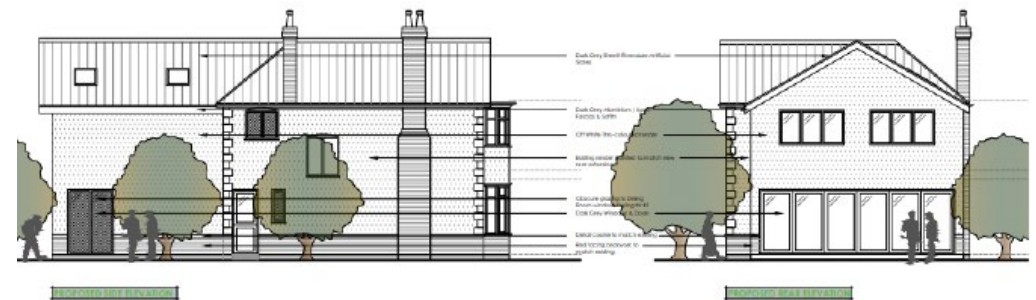
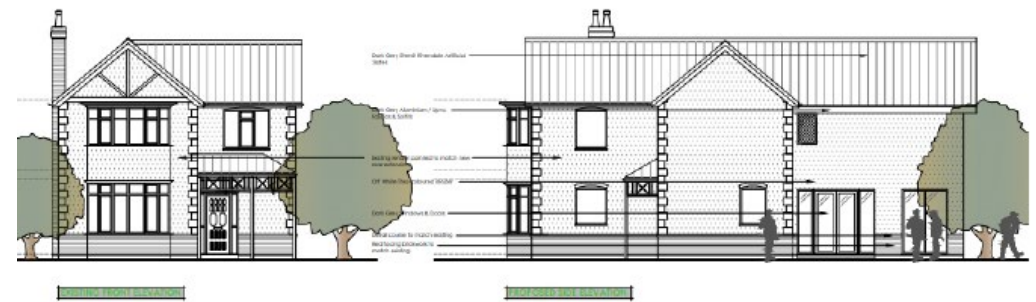
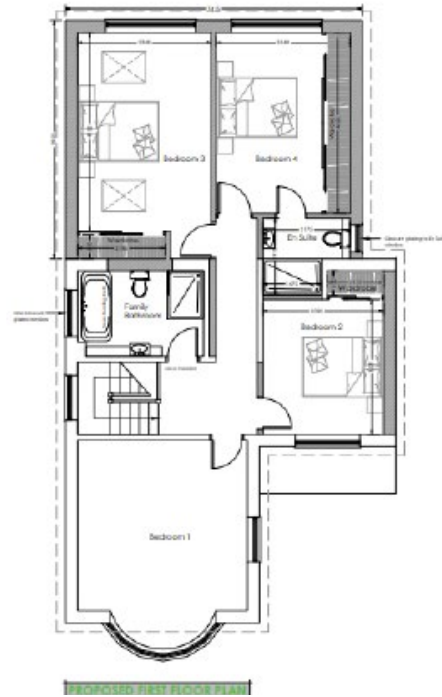
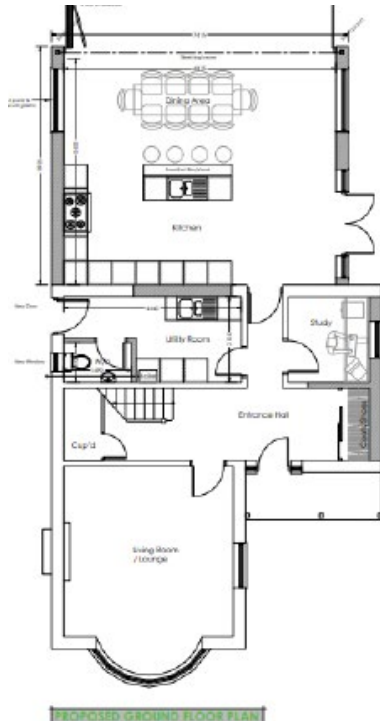


FIRST FLOOR PLAN

45 Washingborough Road Existing Plans



45 Washingborough Road Proposed Plans



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a moving experience