

The Old Victory Pub Site Boultham Park Road, Lincoln, LN6 7BB

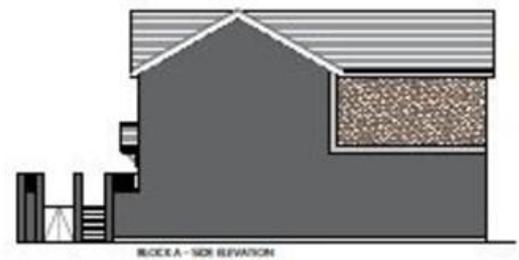
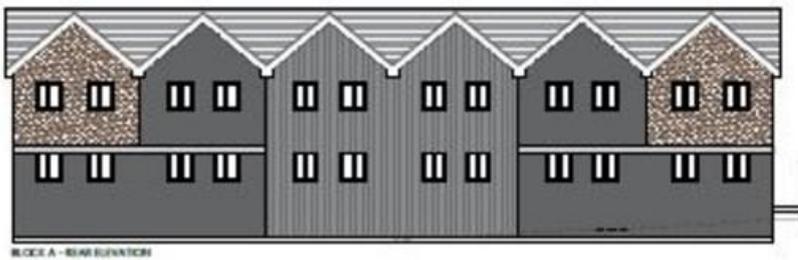
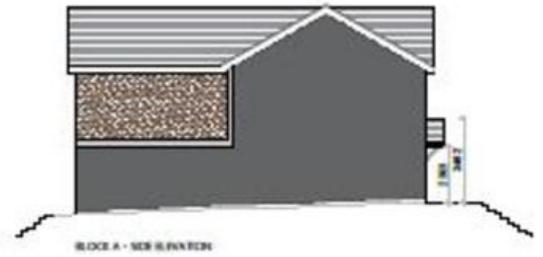
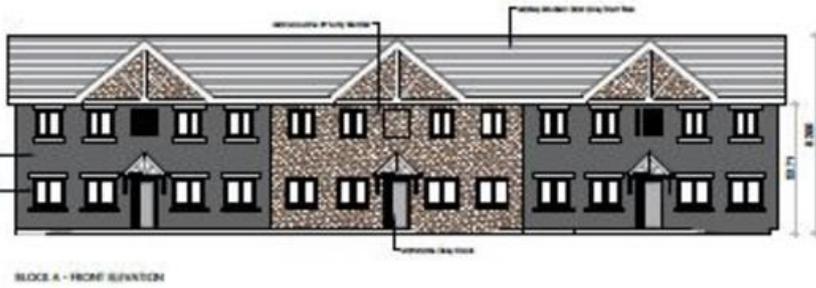
£590,000

Full Planning For 18 Residential Dwellings

Land for sale within Lincoln City in an area with a new hive of activity. The land fronts Boultham Park Road and is situated on the old Victory Public House site. The land has Full Planning Permission granted under Application Number: 2022/0352/FUL. The site is primed, for immediate development, as the current Vendor has carried out the necessary works to enable any Developer to commence their build. Whilst the scheme has the benefit no Affordable Housing, it is subject to a Section 106 Contribution. Further details on request.



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Block A Proposed Elevations



DIRECTIONS

Heading out of Lincoln over Brayford Way (University of Lincoln) take the second exit at the roundabout leading on to Tritton Road. Head down Tritton Road and turn left on to Dixon Street. Proceed down Dixon Street and then turn right on Boultham Park Road. The site can be located on the right hand side of the road by our for sale board and is opposite Ian Shammon Car dealership.

DESCRIPTION

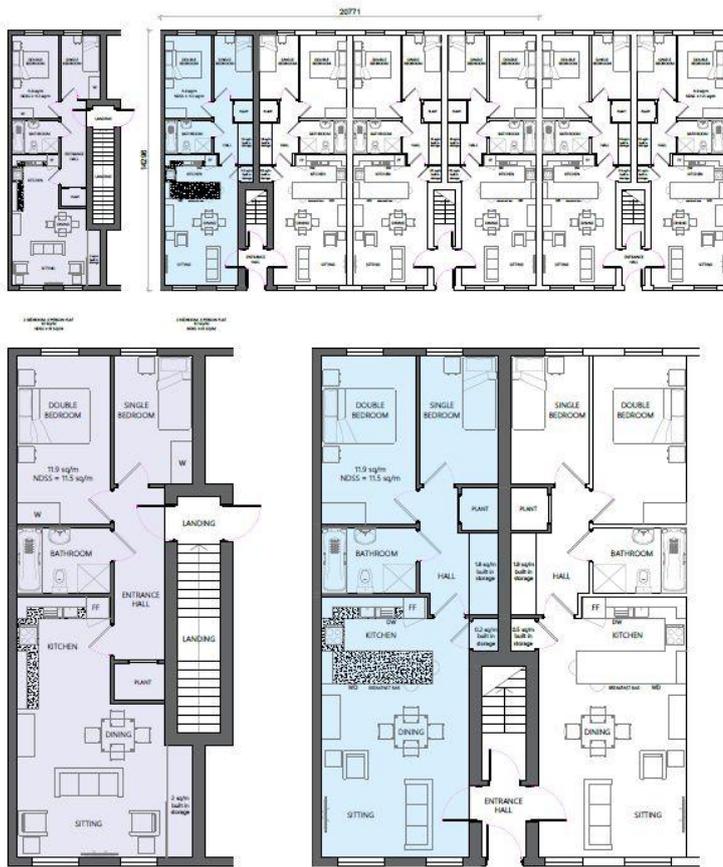
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The site consists of the following:

Fronting Boultham Park Road is a block of residential units. Having 12, two bedroom apartments with a floor area of approx. 61 sq. meters each. They consist of two bedrooms, kitchen/dining/living area and a bathroom.

Block B & C Proposed Elevations

Block A Proposed Floor Plans



The second block is a coach house-style block with parking beneath, with access to utility and storage. Above is a 2 storey flat consisting of a kitchen/living/dining area, bathroom, two bedrooms and an en-suite. Floor area is approx. 70 sq. meters.

The rear third block is a row of four two bedroom town houses, these are three-storey houses which consist of a lounge, kitchen/dining area, two bedrooms and two en-suites. They also have the added benefit of integral garages.

SERVICES

All mains services are understood to be available.

EPC RATING – Not applicable.

TENURE

The land is believed to be owned upon a Freehold basis.

VAT

The Vendor has confirmed that VAT is not payable on the purchase price.

VIEWINGS

By prior appointment through Mundy's.

Block B & C Proposed Floor Plans



NOTE

- None of these services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

