



DEVELOPMENT OPPORTUNITY
77 Ryland Road, Welton, Lincoln. LN2 3LZ

BELL



DEVELOPMENT OPPORTUNITY 77 Ryland Road, Welton, Lincoln.

FOR SALE BY INFORMAL TENDER –

GUIDE PRICE £500,000

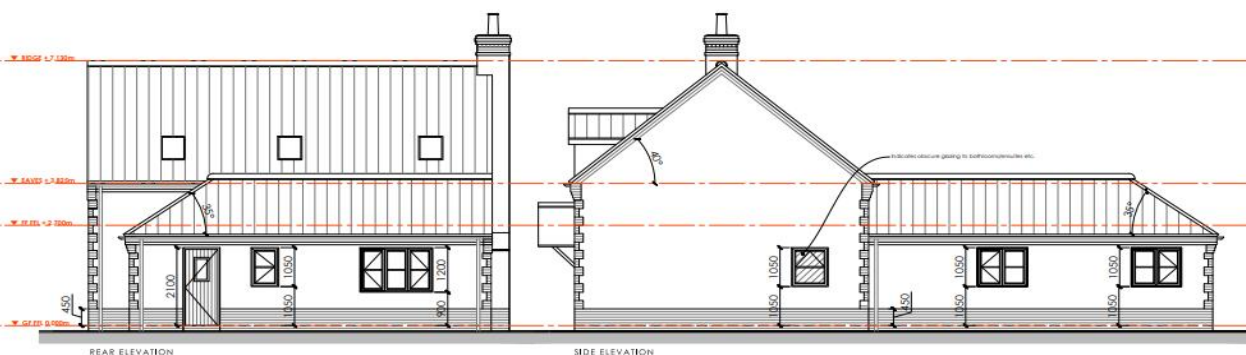
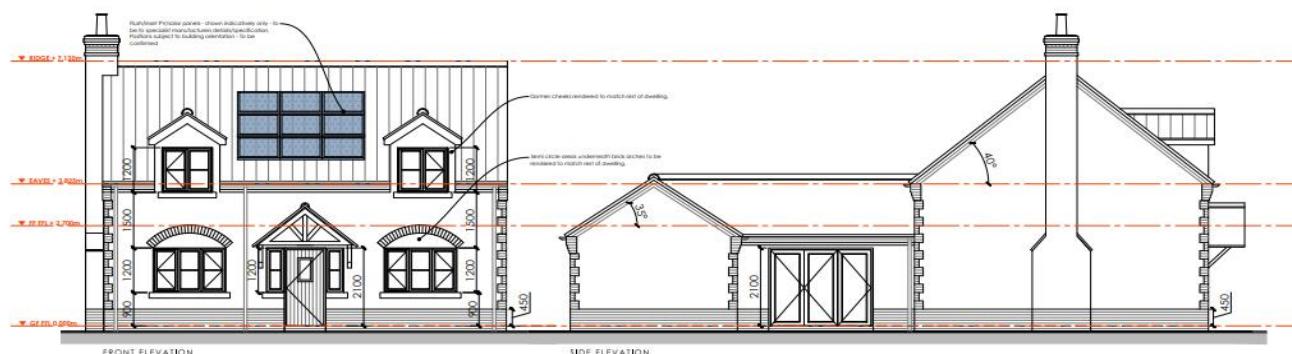
CLOSING DATE MONDAY 2nd SEPTEMBER– 5pm

A key Residential Development Opportunity extending to 1.47 acres (sts) for 6 high Quality Homes in Welton Architectural, Planning, Environmental & Landscape services specialists, Lincs Design Consultancy, have configured a well thought out development of new homes, comprising of three sizable detached two storey family chalet bungalows and two well designed semi-detached bungalows.

The planning consent also caters for the demolition and clearance of the sellers existing home, set at the front of the site, and the erection of new replacement dwelling. The seller would like to negotiate a contract for the construction of the new replacement home on their behalf, with the agreed purchaser. However, some consideration may be given to an offer just for the purchase of the site as a whole with six units.

A detailed building specification for the replacement home is available for assessment from the agents, upon request.





THE AREA

Welton is one of the most sought-after north Lincoln villages for families, as it offers an excellent range of local amenities which includes a Post Office/Co-op supermarket, public houses, golf club, primary school, the OFSTED Outstanding William Farr secondary School and yet more. The village is just 6 miles from the historic city of Lincoln with its very comprehensive range of shopping and social activities.

There is quick and easy access out to the Lincoln Eastern bypass with routes out to a number of RAF bases in the area, Sleaford and Grantham. Also, the nearby A46 runs out southwest of the city to the A1 and Newark with its high-speed rail link to London Kings Cross.

UNIT DETAILS

- Plot 1 – 1819 ft² / 169 m² (replacement dwelling)
- Plot 2 – 1,453 ft² / 135 m²
- Plot 3 – 796 ft² / 74 m²
- Plot 4 – 796 ft² / 74 m²
- Plot 5 – 1,453 ft² / 135 m²
- Plot 6 – 1,754 ft² / 163 m²

Planning Information

Local Planning Authority: West Lindsey District Council 01427 676676
www.west-lindsey.gov.uk

Planning application no: **146645** - 77, Ryland Road, Welton, Lincoln, LN2 3LZ

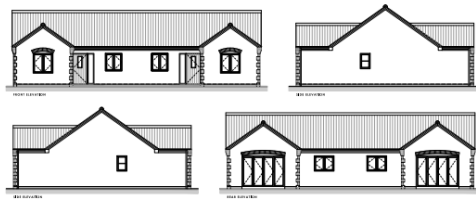
Planning Consultants: Matthew Turner BSc (Hons) ACIAT Associate
 01507 611155 matthew@lincsdesignconsultancy.co.uk
www.lincsdesignconsultancy.co.uk

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

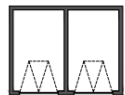
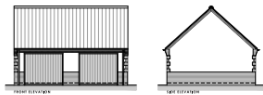
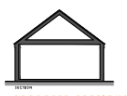
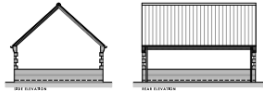
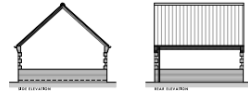
VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
 Tel: 01522 538888;
 Email: lincoln@robert-bell.org;
 Website: <http://www.robert-bell.org> Brochure prepared 23.7.2024

Plots 1 & 2 (opposite)

PLOTS 3 & 4

PROPOSED FLOOR PLAN
Scale: 1:100PROPOSED ELEVATIONS
Scale: 1:100PROPOSED SEC
Scale: 1:100

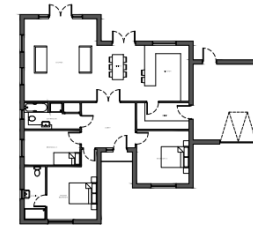
DOUBLE GARAGES

PROPOSED FLOOR PLAN
Scale: 1:100PROPOSED ELEVATIONS
Scale: 1:100PROPOSED FLOOR PLAN
Scale: 1:100PROPOSED ELEVATIONS
Scale: 1:100PROPOSED SECTIONS
Scale: 1:100PROPOSED ELEVATIONS
Scale: 1:100PROPOSED SECTIONS
Scale: 1:100PROPOSED ELEVATIONS
Scale: 1:100

PLOTS 5

PROPOSED FLOOR PLAN
Scale: 1:100PROPOSED ELEVATIONS
Scale: 1:100

PLOT 6

PROPOSED FLOOR PLAN
Scale: 1:100PROPOSED ELEVATIONS
Scale: 1:100

DISCLAIMER

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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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