

# Residential Development

**Lambert  
Smith  
Hampton**



## Land Adjacent to Mill House, Hill Top, Waddington, Lincoln, LN5 9RL

### FOR SALE: RESIDENTIAL DEVELOPMENT LAND WITH Paddock

- Development site extending to 1.71 acres (0.69 hectares).
- Detailed planning consent for three single-storey residential dwellings.
- Attractive rural location, with “cliff edge” views over Lincoln.
- Price: Offers in the region of £425,000.

**Rare opportunity to purchase a development site in a sought after location.**

**Lambert Smith Hampton**

**1 Oakwood Road, Doddington Road, Lincoln, LN6 3LH**

**Tel: 01522 698888**

**Email: [lincolninfo@lsh.co.uk](mailto:lincolninfo@lsh.co.uk)**

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# Residential Development Land Waddington

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## LOCATION

Waddington is an attractive rural commuter village situated on the A607 Grantham Road, on the outskirts of Lincoln, approximately 5.2 miles to the south. Lincoln is a Cathedral city and the County town of Lincolnshire. The non-metropolitan district of Lincoln has a 2012 population of 94,600, and the 2011 Census gave the entire urban area of Lincoln a population of 140,200. Lincoln itself benefits from good communication links, with excellent access to the A46, which provides access to the A1 and the M1 further beyond. The A15, which runs north to south through the County, provides access to the M180.

The city boasts excellent leisure and entertainment facilities, along with numerous shopping centres and retail occupiers such as House of Fraser, Marks and Spencer, H&M, Debenhams and Primark in the city centre. In addition there are several shopping centres situated in and around the city with occupiers such as Toys R Us, Argos, Dunelm Mill, Halfords and Boots present.

Waddington is situated within the North Kesteven district of Lincolnshire, and is best known for its association with RAF Waddington. The village had a population of 6,122 at the 2011 Census. Waddington itself has good village facilities, including a Budgens Supermarket, Jet petrol filling station, St Pauls Care Home, Waddington Post Office and numerous public houses.

## GENERAL

The development site provides for three residential plots and a large paddock. The site is situated on Hill Top in an attractive rural setting with extensive views over Lincoln. The whole site comprises approximately 1.71 acres (0.69 hectares).

**It should be noted that consideration may be given by the Vendor to a disposal of additional land and property as shown edged blue on the attached plan.**

## TENURE

Freehold with vacant possession.

## PLANNING

The site benefits from detailed planning consent, following approved reserved matters (ref:18/0074(RESM)) by North Kesteven District Council on 25 April 2018 following outline permission (ref:14/1512/OUT) granted 18 February 2015. This development must be begun not later than 2 years beginning 25 April 2018.

## PRICE

Offers in the region of £425,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

The site can be viewed from the road, however, please note that the adjoining property, Mill House is occupied, and we would ask that the privacy of the occupiers is considered when viewing the site.

For further details, please contact:

**Sam Elkington/ Andrew France**

**Tel:** 01522 698888

**Email:** SElkington@lsh.co.uk/ AFrance@lsh.co.uk

**Web:** www.lsh.co.uk

## ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

## Lambert Smith Hampton

1 Oakwood Road, Doddington Road, Lincoln, LN6 3LH

**Tel:** 01522 698888

**Email:** lincolninfo@lsh.co.uk

## OUR SERVICES

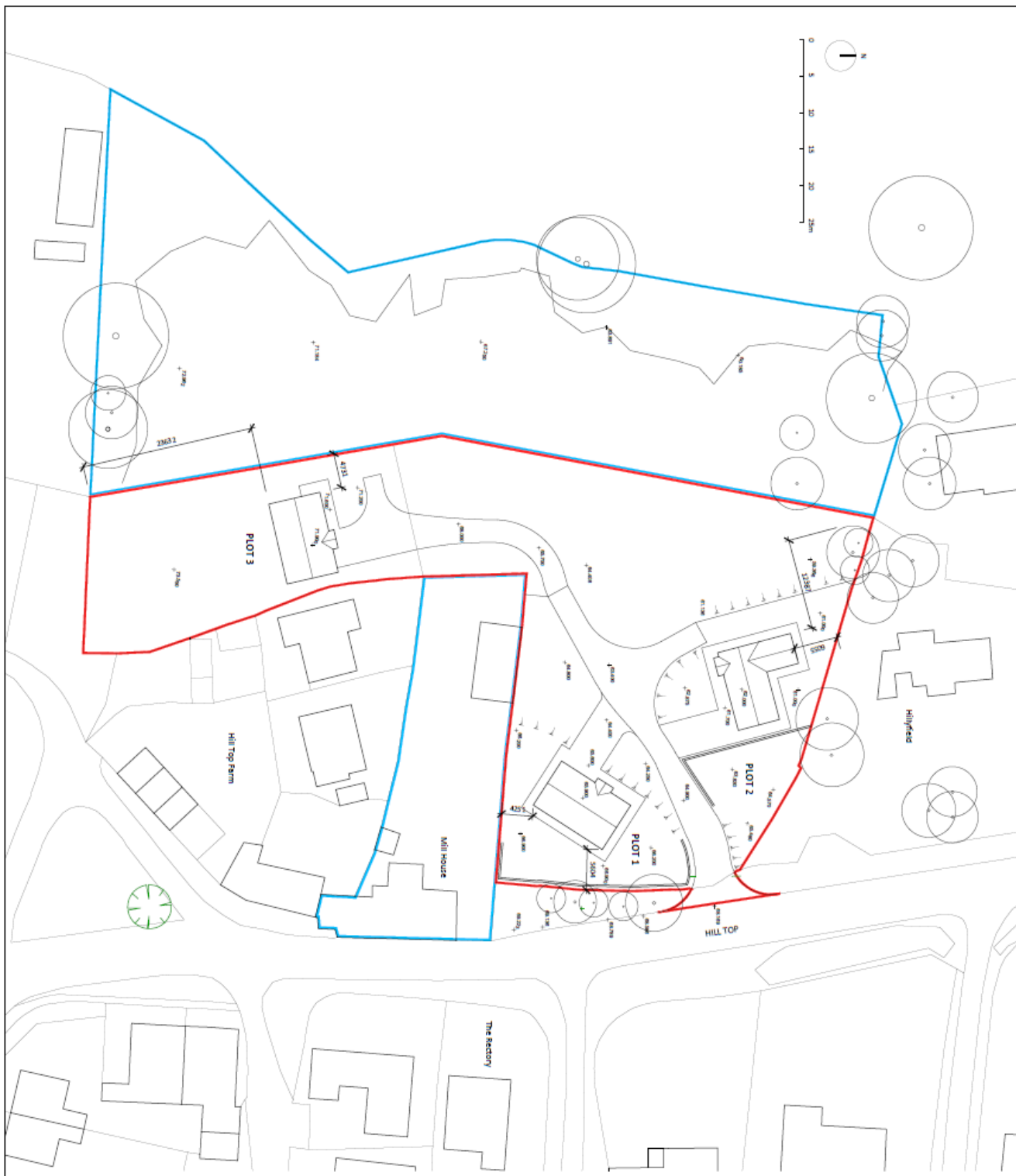
■ Commercial Property Sales, Lettings & Acquisitions ■ Rent Reviews & Lease Renewals  
■ Commercial Property Management ■ Valuations for all purposes  
■ Service Charge Management & Management Companies  
■ Property Development & Planning Advice ■ Residential Lettings & Management  
■ Dilapidations - Claims & Defence ■ Party Wall & Boundary Disputes  
■ Landlord & Tenant Advice ■ Building Surveys ■ Rating Advice











**Notes**

Do not scale from this drawing.

All measurements should be checked against the conditions and any discrepancies should be brought to the attention of the Robert Doughty Consultancy.

Ordnance Survey Map

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OSM 2015

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Rev	By	Notes	Date
C	MD	Final measurements to report to client building design	20.02.18
B	WW	Indicative landscaping removed	14.02.18
A	MD	Turning line added to Plot 3	08.02.18

**Client**

Mr M Galsper

**Project**

Proposed Dwellings Hill Top, Waddington

**Drawing title**

Proposed Site Plan

Drawing No	Rev	Drawn
1500_294_S001	C	MD

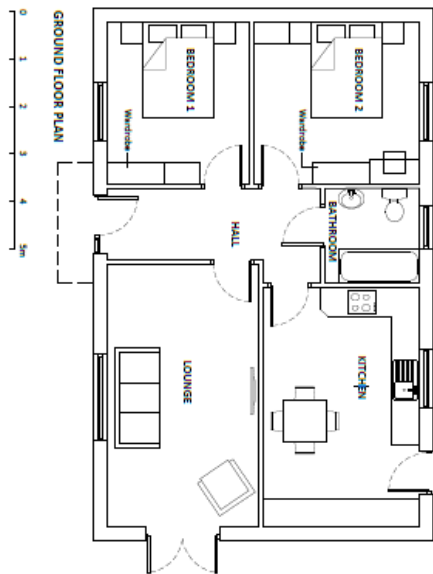
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1:500 @ A3	22.12.17	CS

**rdc**

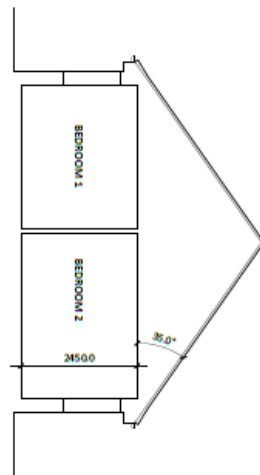
**Robert Doughty**

**Consultancy**

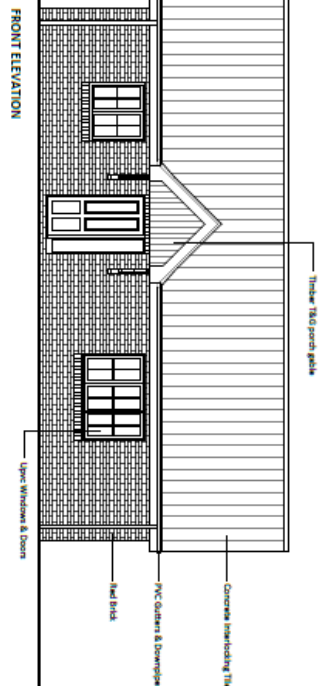
12 High Street, Waddington  
Lincolnshire NG24 0DA  
Tel: 01529 431946  
Fax: 01529 421256  
Email: [info@rdc-consultancy.co.uk](mailto:info@rdc-consultancy.co.uk)  
Web: [www.rdc-consultancy.co.uk](http://www.rdc-consultancy.co.uk)



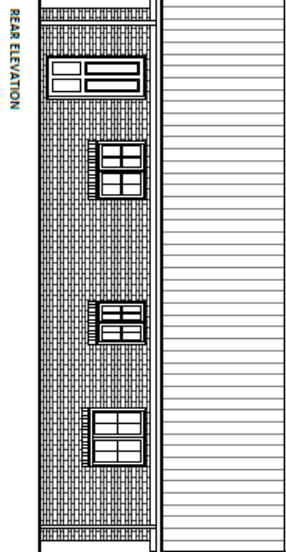
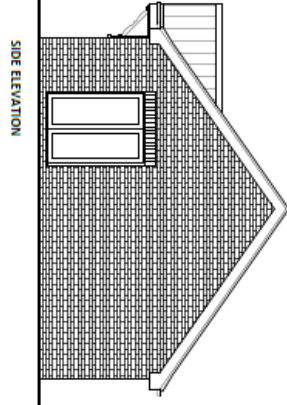
SECTION - DWELLING



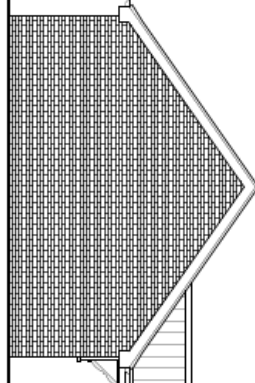
**Notes**  
 Measurements  
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 All dimensions are given to the nearest millimetre and any discrepancies should be brought to the attention of the Robert Doughty Consultancy.  
 ©RDC 2015  
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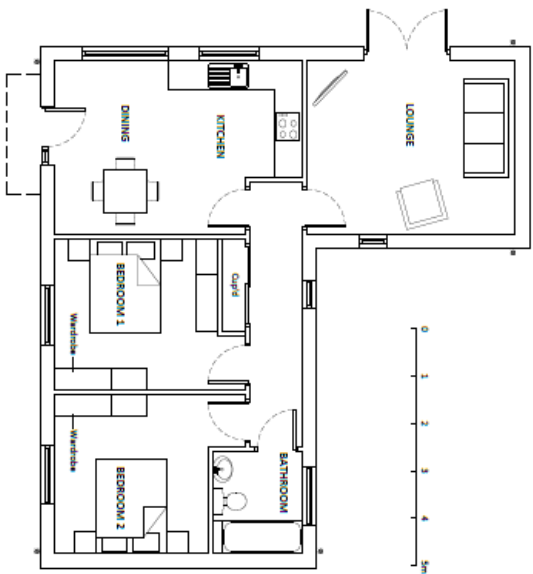
SIDE ELEVATION



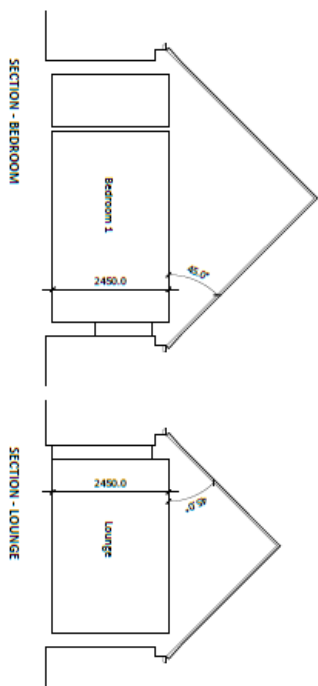
SIDE ELEVATION



Rev	By	Notes	Date
A	MD	Amendments to internal layout and window positions suggested by LPA	20.03.15
<p><b>Client</b> Mr M Galtner</p> <p><b>Project</b> Proposed Dwelling, Hill Top, Waddington</p> <p><b>Drawing title</b> Proposed Floor Plan &amp; Elevations - Plot 1</p> <p><b>Drawing No</b> 1500_2_M_GA02</p> <p><b>Rev</b> Rev A</p> <p><b>Scale</b> 1:100 @ A3</p> <p><b>Date</b> 22.11.17</p> <p><b>Checked</b> CS</p>			
<p><b>rdc</b> Robert Doughty Consultancy</p> <p>32 High Street, Huddersfield Tel: 01484 421546 Fax: 01484 421556 Email: info@rdc.co.uk Web: www.rdc.co.uk</p>			



GROUND FLOOR PLAN



SECTION - BEDROOM

SECTION - LOUNGE

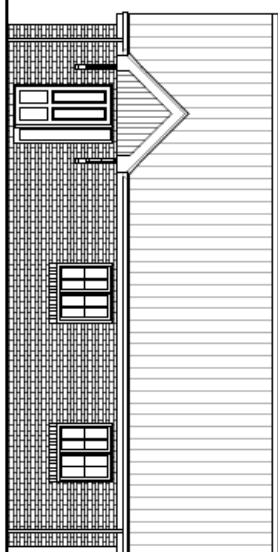
**Notes**

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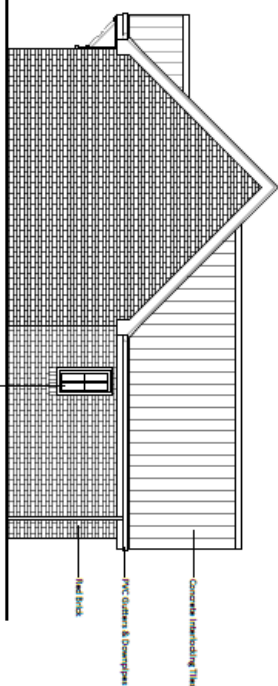
All measurements should be checked against the conditions and any discrepancies should be referred to the architect or the relevant authority.

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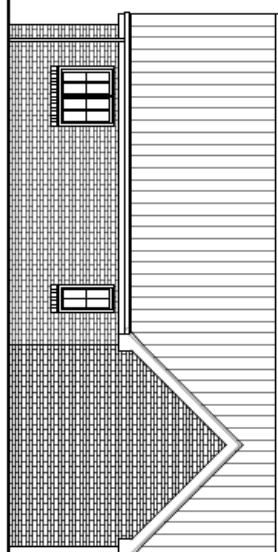
This drawing is for illustrative purposes only. It is not intended to be used for construction and accordingly, all identification under the Construction (Design & Management) Regulations 2015 has not been undertaken.



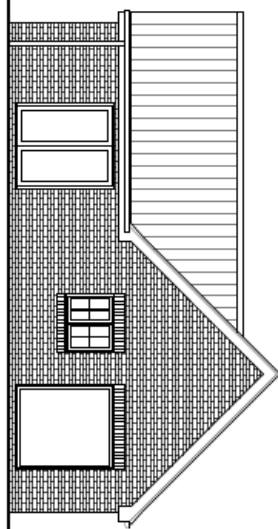
FRONT (SOUTH) ELEVATION



SIDE (EAST) ELEVATION

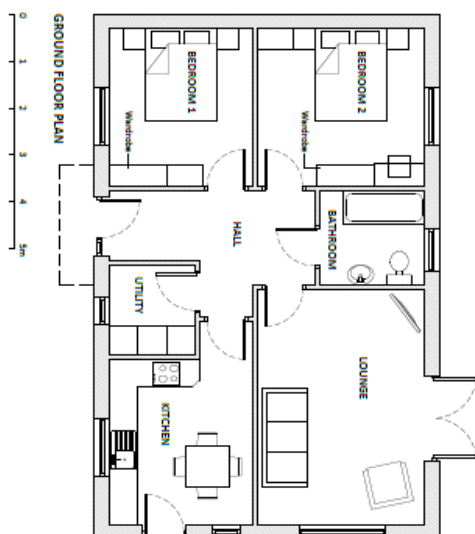


REAR (NORTH) ELEVATION

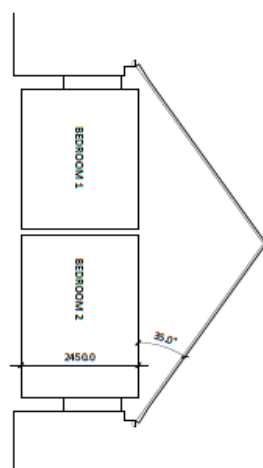


SIDE (WEST) ELEVATION

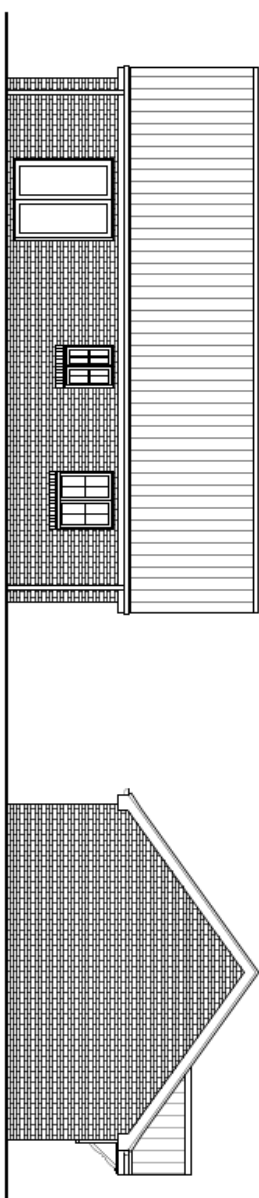
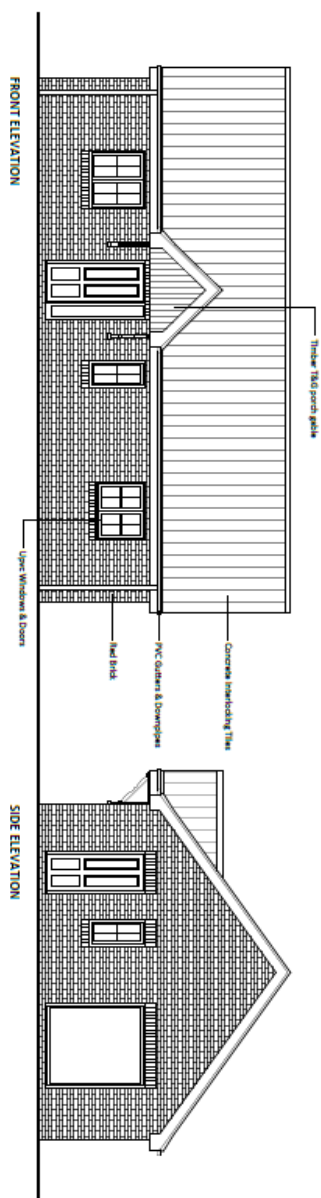
<b>rdc</b> Robert Doughty Consultancy		32 High Street, Birmingham C12 2JG Tel: 0121 222 4144 Fax: 0121 222 4145 Email: info@rdc-consultancy.co.uk Web: www.rdc-consultancy.co.uk	
<b>Client</b> Mr M. Galtier			
<b>Project</b> Proposed Dwelling, with Top, Waddington			
<b>Drawing title</b> Proposed Floor Plan & Elevations - Plot 2			
<b>Drawing No</b> 11403_BM_GA01	<b>Rev</b> A	<b>Drawn</b> MD	<b>Checked</b> CS
<b>Scale</b> 1:100 @ A3	<b>Date</b> 22.12.17		



## GROUND FLOOR PLAN



## SECTION - DWELLING



**Notes**

**Measurements**  
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All measurements should be checked against the conditions and any discrepancies should be brought to the attention of the Robert Doughty Company.

**CDM 2015**  
This directory is for illustrative purposes and/or detailing the relevant planning permission only. It should not be used for construction and accordingly, risk identification under the Construction Design & Management Regulations 2015 has not been undertaken.

Reel	By	Notes	Date
		<p><b>rdc</b></p> <p><b>Robert Dougherty</b> <b>Consultancy</b></p> <p>32 High Street, Huddersfield          ☎ 01484 421244          Fax 01484 421245          Web: <a href="http://www.rdc-huddersfield.co.uk">www.rdc-huddersfield.co.uk</a>          Web: <a href="http://www.rdcplanning.co.uk">www.rdcplanning.co.uk</a></p>	
<p><b>Client:</b>  <b>Mr M. Ganger</b></p> <p><b>Project:</b>  <b>Proposed Dwellings, Hill Top, Waddington</b></p> <p><b>Drawing title</b>  <b>Proposed Floor Plan &amp; Elevation - Plot 3</b></p>			
<b>Drawing No</b>	<b>Rev</b>	<b>Drawn</b>	
11403_Plan_GA03	-	MD	
<b>Scale</b>	<b>Date</b>	<b>Checked</b>	
1:100 @ A3	2003.18	CS	