

FOR SALE BOUTIQUE HOTEL & DEVELOPMENT OPPORTUNITY

# OLD PALACE LODGE HOTEL

Christs Hospital Terrace, Lincoln, LN2 1LY



## Key Highlights

- Situated in one of Lincolns most prominent positions, close with the Cathedral
- Grade II Listed converted chapel, retaining numerous period features
- 16 en-suite bedrooms with further development potential (STPP)
- Set within approximately 0.787 acre, comprising soft landscaped and car parking with provisions for up to 25 cars

SAVILLS NOTTINGHAM  
Cubo, Standard Court, Park Row  
Nottingham NG1 6GN

**+44 (0) 115 934 8050**

[savills.co.uk](https://www.savills.co.uk)

**savills**





Site boundary for indicative purposes only

## LOCATION

*Lincoln is one of England's finest cathedral cities and the administrative centre for the county of Lincolnshire with a population of approximately 543,367. It is also a growing University City with close to 15,000 students and academic staff based at the City's main campus.*

Lincoln is a vibrant University City which offers a variety of facilities including an excellent choice of shops, restaurants, public houses and leisure facilities. The city is located 144 miles north of London, 35 miles north east of Nottingham, 46 miles south east of Sheffield and 54 miles north east of Leicester. For access further afield and direct commuting to London, there are several direct daily trains from Lincoln to London Kings Cross and the A15 (North) provides easy access to the M180 motorway network and Humberside Airport, whilst there is also easy access west to the A1 at Markham Moor and Newark (A1) via the A46.

## SITUATION

*The property is situated in the Cathedral and City Centre Conservation Area within the historic 'uphill' district of the city centre, immediately to the southeast of Lincoln Cathedral.*

Vehicular access to the property is via Christ's Hospital Terrace, off Steep Hill, within close proximity of Wragby Road (A1434).

The property occupies a mixed use location being within the heart of the tourist quarter of the city.

The property has a commanding position adjacent to Lincoln cathedral, benefitting from sweeping views over the city, given its elevated position on a south facing hillside.

## DESCRIPTION

The property comprises a Grade II Listed former chapel, built circa 1855, with stone and ashlar dressings under a slate roof with coped gables, incorporating a stunning stain glass window and pointed arched windows

The property has since been converted into a hotel, configured to provide 16 en-suite bedrooms, comprising, four deluxe doubles, nine standard doubles, one suite and two master bedrooms, with further scope for expansion. Additionally, there is a fully self contained office suite to the eastern elevation, fitted to a good specification including LED spotlighting, carpeted tiled flooring, gas central heating and excellent staff welfare provisions.

Externally, the property benefits from a large site area of approximately, 0.787 acres of soft landscaping and car parking, providing provisions for up to 25 cars.

## ACCOMMODATION

The property is measured on a GIA basis and are provided for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Total	7,718	717

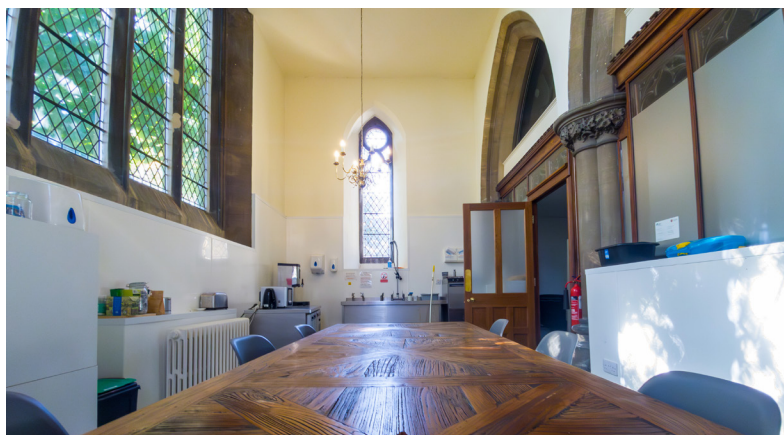
SAVILLS NOTTINGHAM  
Cubo, Standard Court, Park Row  
Nottingham NG1 6GN

**+44 (0) 115 934 8050**

[savills.co.uk](http://savills.co.uk)

**savills**





## PLANNING

The property is Grade II Listed and lies within the City of Lincoln Conservation Area.

The property was previously granted planning permission in 2010 to be subdivided into 3 residential units.

## BUSINESS RATES

Rateable Value (April 2023) - £33,500

## EPC

57 C

## TENURE

Freehold, with vacant possession upon completion.

## GUIDE PRICE

Offers are invited within the region of £1,995,000.

## FIXTURES & FITTINGS

Fixture and fittings are to be included within the sale.

## VAT

We understand that VAT will be applicable to this transaction.

## MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

## VIEWING

Strictly by prior appointment only with the Sole Agent, Savills.

## CONTACTS

For further information please contact:

### Victor Ktori

[vktori@savills.com](mailto:vktori@savills.com)  
+44 (0) 7870 999 467

### Luke Epps

[luke.epps@savills.com](mailto:luke.epps@savills.com)  
+44 (0) 7811 073 302

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432  
Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills  
Marketing: 020 7499 8644 | 27.09.2024 | LE

**savills**