

POTENTIAL DEVELOPMENT SITE

FOR SALE



South Street, Horncastle
LN9 6DT

#10528/2025F

Eddisons

SOUTH STREET

HORNCASTLE, LN9 6DT



Agreement

For Sale



Detail

Potential development site suitable for a variety of uses (Subject to Planning) situated in a prominent location on the A153 to the south of Horncastle Town Centre.



Price

£200,000



Size

Site extends to circa 0.19 hectares (0.47 acres)



Location

Horncastle, LN9 6DT



Property ID

#10528/2025F

For Viewing & All Other Enquiries Please Contact:



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Property

A regular shaped and cleared site, set in a prominent location on South Street, a short walk from Horncastle Town Centre. The surrounding area is mixed use in character.

The site slopes slightly upwards from the road, which runs along its western boundary, with vehicular access into the site taken from the north western corner onto the A153.

The site represents one of the few remaining development opportunities within the town centre.

Site Area

The site extends to approximately 0.19 hectares (0.47 acres) and has a frontage to South Street of about 38 metres (125 feet) and an average site depth of about 47.5 metres (156 feet).

Services

We understand that all mains services are available within the immediate vicinity of the site. However, please note that we cannot give any guarantees as to the location or capacity of these and prospective purchasers should make their own enquiries in this regard with the relevant utility service providers.

Town & Country Planning

Historically, this land was last used for agricultural engineering with some sales and repairs also provided on site. The buildings have subsequently been demolished and the site cleared.

Various Planning Approvals have been secured since then for a range of uses, including motor trade/car sales, residential development and, most recently, a mixed use scheme within a three storey building, comprising 12 flats, a café/restaurant, shop and offices. This was granted by East Lindsey District Council under reference S/086/00033/20 on 7 April 2020. This Planning Permission has now lapsed.

In our view, the site remains suitable for a variety of different uses, subject to Planning, including residential, care, assisted living, retail and offices.

The site is located just outside the Town Conservation Area.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

The site is not currently assessed for Business Rates.

Tenure

The site is owned Freehold and will be sold with vacant possession on completion. A copy of the Title plan and Land Registry report are available on request.

Please note, there is a restrictive covenant on the site, which prevents the site being used as a "hotel, inn, public house or club, nor to allow the sale of intoxicating liquors or mineral waters". Further information can be provided on this particular covenant by the Agent.

Method of Sale

The site is being offered **For Sale** by way of private treaty.

Offers are invited on an unconditional subject to contract only basis. Offers made subject to the receipt of Planning Permission may be considered.

If submitting a conditional offer, interested parties will need to make it clear what conditions are attached to their offer.

Price

£200,000

VAT

VAT may be payable in addition to the purchase price at the prevailing rate. This will be confirmed in due course.

Viewing

This site can be viewed at any time directly from the public highway. Interested parties are advised to carry a set of these particulars with them when inspecting the site.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

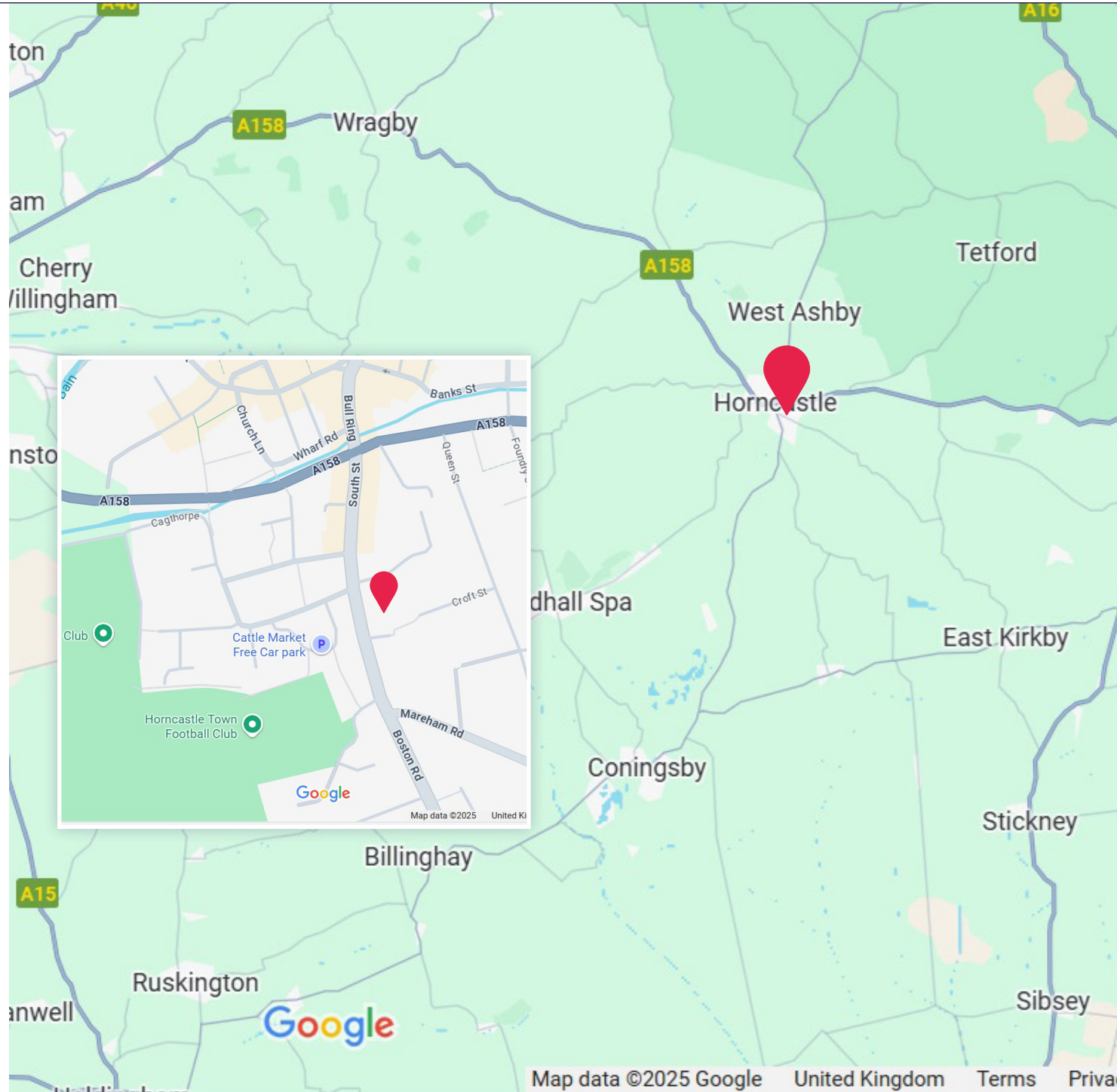
The site is located on the eastern side of South Street, about 250 metres to the south of Horncastle Town Centre.

The surrounding area is very much mixed use in character with a range of residential and commercial uses in the immediate vicinity, together with the recently developed East Lindsey District Council offices.

South Street is the main route out of the town centre, southwards towards Sleaford and Boston, which lie about 20 miles to the south west and south east, respectively.

Horncastle is a mid-Lincolnshire Georgian Market Town situated on the southern edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, at the crossroads to the A158 and A153, approximately 21 miles east of Lincoln.

The town has a population of circa 7,000 (2021 Census) and offers a good range of local amenities and schools, which serves not just the Town population but also a substantial rural catchment area.





Google



Land at South Street, Horncastle, LN9 6DX

