



FOR SALE BY INFORMAL TENDER - Potential Residential Development Opportunity
Prospect Street, Horncastle LN9 5BA

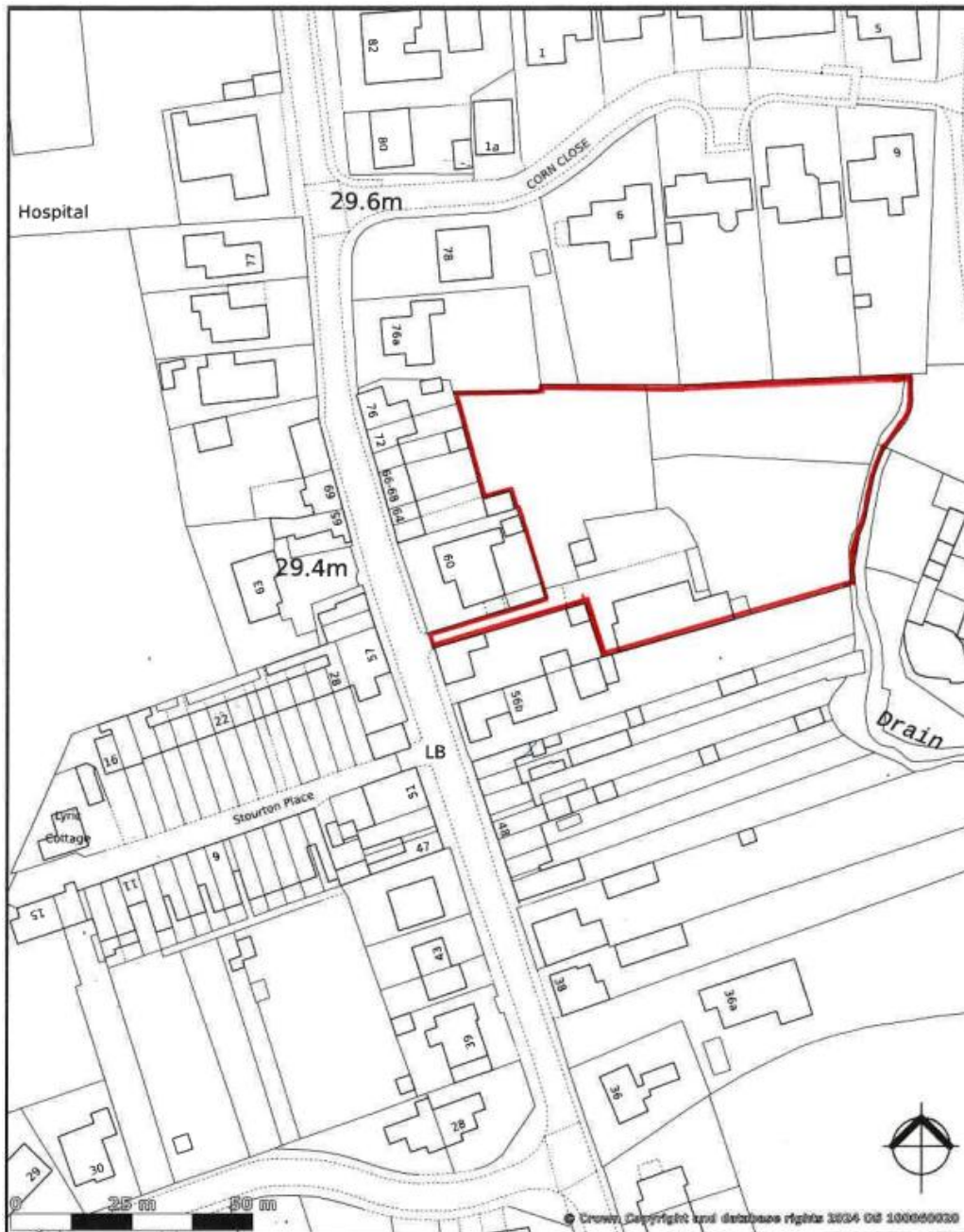
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FOR SALE BY INFORMAL TENDER

Tender Deadline 12 noon Friday 3rd July 2026

The Old Abattoir
Prospect Street, Horncastle

- POTENTIAL BUILDING PLOT, EXTENDING To Approx. 1 acre.
- A DISCREETLY SITUATED SITE, OFFERING A POTENTIAL RE-DEVELOPMENT OPPORTUNITY
- POSITIVE PRE-APPLICATION ADVICE FOR A SINGLE TWO-STOREY DWELLING
- FOR SALE WITH NO OVERAGE





LOCATION

Horncastle is a mid-Lincolnshire Georgian market town situated on the southern edge of the Lincolnshire Wolds at the crossroads of the A158 and A153, approximately 21 miles east of Lincoln. The town has a population of approximately 7,000 and offers a good variety of shops, schools and services and serves a wide rural catchment area.

The site is situated on the eastern side of Prospect Street, to the north of the town centre, set back behind frontage dwellings served by its own private drive, as shown for identification purposes on the attached plans.

GENERAL DESCRIPTION

An irregularly proportioned site extending to approx. 1 acre currently housing a range of traditional brick and pantile dilapidated buildings on part, being a former abattoir. That area is elevated and has potential for re-development. The remaining land currently a grass paddock within established boundaries.

The site has potential for re-development for a single two-storey dwelling on the site of the existing buildings, enjoying a private position with open elevated views over the paddock towards the River Bain.

SERVICES

All mains services of gas, electricity, water and drainage are available in Prospect Street. It is understood there is an existing mains drainage connection to the site. Mains electricity has been connected in the past.

Prospective purchasers should satisfy themselves as to the suitability and availability of existing service connections.

TOWN & COUNTRY PLANNING

The vendors have obtained pre-application advice for redevelopment of the site, from East Lindsey District Council. The formal response is dated 16th October 2023 and is positive on the prospects of obtaining planning permission for the demolition of the existing buildings and erection of a single dwelling. The application was originally for three dwellings, however site constraints particularly in terms of access, resulted in a positive response for a single dwelling. Issues of Flood Risk need to be addressed, with the whole site falling within Flood Zone 3

A copy of the Pre-Application submission and response is available from the Agents.



TERMS AND TENURE

The land is offered for sale freehold, with full vacant possession on completion. Offers both on a conditional or unconditional basis will be considered.

The Pre-Application demonstrated that there is room for more than one dwelling on the site, however in the light of the pre-app advice the land is being offered as is, with no overage.

VIEWING

At any reasonable time on site with these particulars. Please Note:- the buildings are in a dilapidated and potentially dangerous condition and people are advised to take suitable precautions whilst on site and enter the buildings entirely at their own risk. Livestock graze in the paddock area, so please arrange inspection of the paddock through the Agents.

GUIDE PRICE: *Offers in Excess of £80,000*

Email: colinlow@robert-bell.org

Website: <http://www.robert-bell.org>

Brochure amended May 2026

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- 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.

TENDER PROCEDURE

- Tenders should be made out on the enclosed pro-forma and submitted in a sealed envelope marked “**THE OLD ABATTOIR, HORNCastle**” to the Agents offices at Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY or attached to an email addressed to Colin Low at colinlow@robert-bell.org no later than **12 noon Friday 3rd July 2026**
- Tenders should be for a fixed amount and not by reference to any other tender or event. It is suggested tenders be for an odd amount to minimise the risk of identical tenders.
- All tenders will be considered on their merits and the Vendor reserves the right not to accept the highest or any tender.
- Tenderers shall be notified in writing as soon as practicably possible after the tender deadline, of the Vendors decision. The successful tenderer shall be required to exchange contracts within 28 days of their Solicitor receiving a contract.

TENDER FORM THE OLD ABATTOIR, HORNCastle

I / We

Of

Tel No. Email

Hereby make the following offer:

£..... (in numbers) (£ (in words)

for the property known as **THE OLD ABATTOIR, HORNCastle**

Subject to the following conditions (if any) (ie, finance, sale of another property etc)

Conditions

.....

as described in the Agent's accompanying particulars of sale, and I / We hereby confirm our agreement to the terms of the tender procedure.

Signed Dated

My / Our solicitors are:

Tel No. Email



Old Bank Chambers, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

