



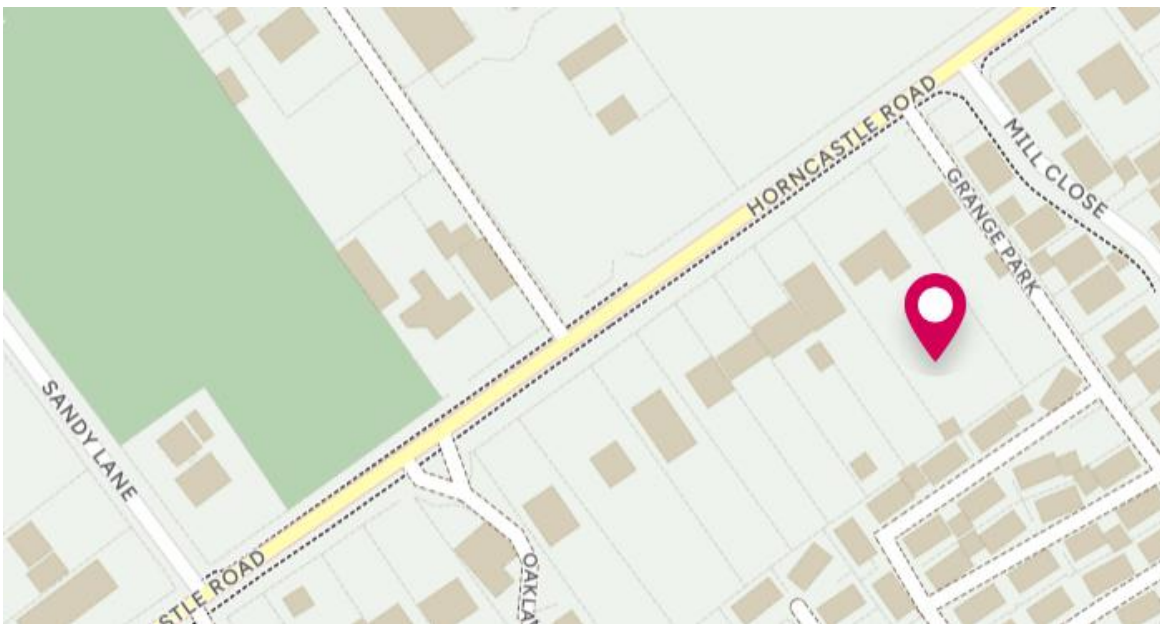
For Sale - Building Plot
Roughton Moor, Woodhall Spa LN10 6UX

BELL

For Sale

BUILDING PLOT ROUGHTON MOOR, WOODHALL SPA

- AN INDIVIDUAL BUILDING PLOT, WITHIN AN ESTABLISHED SETTING ON THE EASTERN EDGE OF THE EVER POULAR VILLAGE OF WOODHALL SPA
- SEMI-RURAL BACKLAND POSITION, ENJOYING A SOUTHERLY REAR ASPECT
- THE NEW DRIVEWAY AND PLOT LAYOUT HAVE BEEN CREATED AND ESTABLISHED WITH ASSOCIATED NEW BOUNDARY FENCING AND WALLS
- OUTLINE PLANNING CONSENT FOR A BUNGALOW



LOCATION

Woodhall Spa is a prosperous, growing former Edwardian Spa resort, situated on the B1183 approximately 6 miles south west of the market town of Horncastle and approximately 18 miles south east of Lincoln.

The village is sought after, offering extensive modern facilities to a growing residential population, yet successfully conserving its rich architectural heritage. It is renowned for its planned avenues, Edwardian hotels, Kinema in the Woods, as well as being the headquarters of the English Golf Union with two championship standard courses, and facilities. The original Hotchkin course is repeatedly ranked within the top 50 inland courses in the world.

The land is situated in Roughton Moor, on the southerly side of Horncastle Road, approx. 2 miles east of the village centre and is shown for identification purposes on the attached plans.

GENERAL DESCRIPTION

An individual rectangular evenly proportioned building plot, enjoying an established setting and southerly rear aspect. The land is set back from Horncastle Road behind an existing bungalow within a mature setting, being part of the existing gardens of 150 Horncastle Road, Roughton Moor.

The site is laid predominantly to grass, within established boundaries of fencing and hedgerow, interspersed with mature silver birch, with new boundary walls and fencing to the driveway and northern boundary to 150 Horncastle Road.

A new private driveway has been laid out from Horncastle Road along the eastern side of the existing bungalow.

The site affords the opportunity to create an individually designed bungalow, taking full advantage of the site aspect and setting.

Site Dimensions: -

- Width approx. 99' (30m)
- Depth approx. 89' (27.25m)

SERVICES

All mains services of electricity, gas, water and drainage are available in Horncastle Road. There is a mains sewer, serving the existing bungalow sited within part of the proposed drive, thus it may be possible to connect into this.

Perspective purchasers should satisfy themselves as to the availability and suitability of connection to existing services.

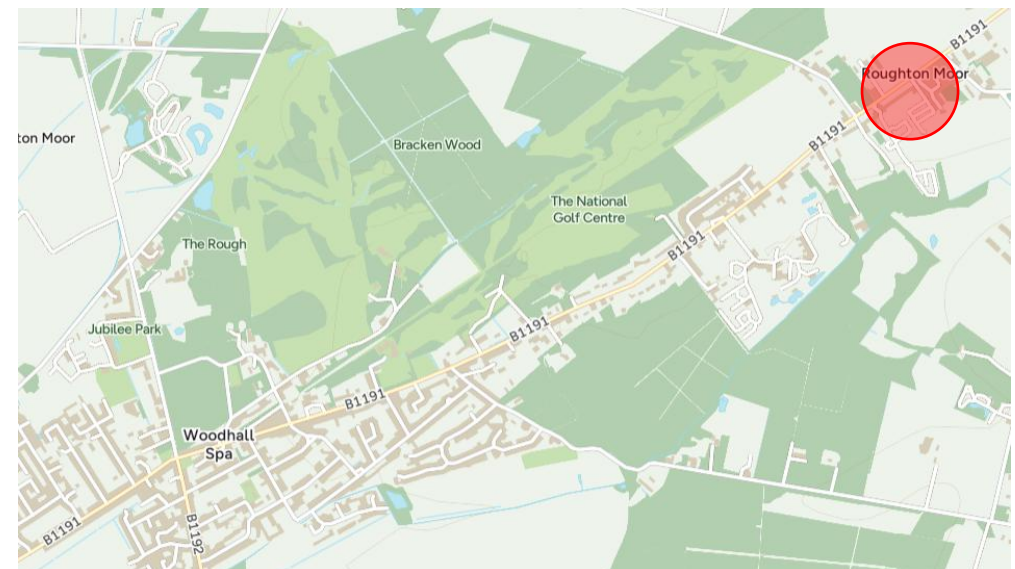
TOWN & COUNTRY PLANNING

Outline Planning Permission for the erection of a bungalow (with means of access to be considered) as granted by East Lindsey District Council on the 22nd January 2024 under reference S/141/02282/23.

A copy of the Decision Notice can be viewed online at www.e-lindsey.gov.uk/applications

Further enquiries should be directed to:

East Lindsey District Council
The Hub, Mareham Road
Horncastle. LN9 6PH
T. 01507 601111



LOCATION PLAN - FOR IDENTIFICATION PURPOSES ONLY

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TENURE

The land is offered for sale freehold with full vacant possession on completion.

TERMS

1. Commencement of development of the proposed dwelling shall be no later than 12 months from the date of completion of the sale of the land.
2. The vendor shall retain a right of way over the new driveway, to allow occasional access to the rear of 150 Horncastle Road, for maintenance and emergency use.
3. In the event the purchaser wishes to erect a new gateway to the access drive, this shall be at a point beyond (to the south of) the new boundary wall to the drive.
4. Development of the land shall be restricted to the erection of a single bungalow only, with no dormer windows to the northerly elevation.
5. The private drive shall be for the sole use of the subject land, to serve a single dwelling and not to be used for any other purpose without the consent of the owners of 150 Horncastle Road, Roughton Moor, Woodhall Spa.

VIEWING

Strictly by appointment through our Horncastle office.

Agent: Colin Low
Old Bank Chambers, Horncastle
LN9 5HY.

Tel. 01507 522222
Email: colinlow@robert-bell.org
Website: www.robert-bell.org



GUIDE PRICE: OIRO £150,000

Brochure prepared February 2026

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