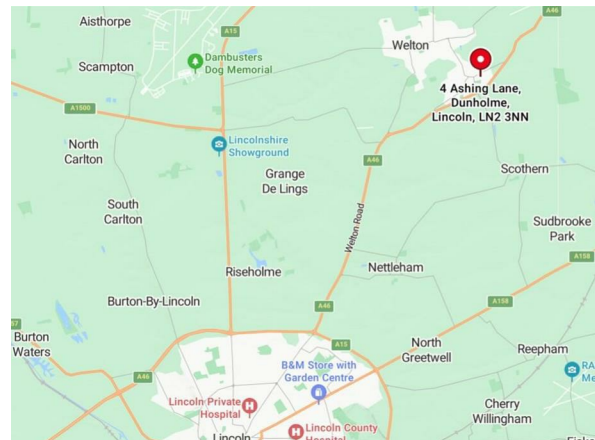




4, Ashing Lane
Dunholme, Lincoln, Lincolnshire, LN2 3NN

BELL





4, Ashing Lane

Dunholme, Lincoln, Lincolnshire, LN2 3NN

Nestled in the charming village of Dunholme, Lincoln, this development opportunity at 4 Ashing Lane presents an exciting prospect for those looking to invest in a new build property. The site is set within a picturesque setting, offering a blend of rural tranquillity and convenient access to local amenities. The potential for creating a bespoke residence or a series of homes is immense, making it an ideal choice for developers or individuals seeking to craft their dream dwelling.

Dunholme is known for its friendly community and excellent transport links, ensuring that residents can enjoy both the peace of village life and the vibrancy of nearby Lincoln. With its rich history and beautiful surroundings, this location is perfect for families, professionals, or anyone looking to settle in a welcoming environment.

This is a rare opportunity to acquire a plot in such a desirable area, where the possibilities for development are limited only by your imagination. Ashing Lane is a canvas awaiting your vision. Do not miss the chance to explore this exceptional plot and the potential it holds.

The very substantial 'Suranto' Scandinavian Log Cabin currently a large formal business office with opportunity for alternative business uses, family annex or leisure space subject to any necessary consents. There is a large formal open storm porch with double glazed entrance door through to a large formal office/ meeting room with a high feature ceiling level, large Scandinavian style wood burning stove with heat shield fire back, pendant lights and night storage heater. Door to good sized cloak/washroom with wash hand basin inset to vanity top, low level WC, extractor vent and storage cupboard space below.

The boundaries are well enclosed by panelled fencing and mature hedging as appropriate, ensuring there is a good measure of personal privacy to the grounds as a whole.

ACCOMMODATION





COUNCIL TAX: West Lindsey – Tax band: Exempt

ENERGY PERFORMANCE RATING;

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Sales office
43, Silver Street, Lincoln LN2 1EH

Tel: 01522 538888

Email: lincoln@robert-bell.org

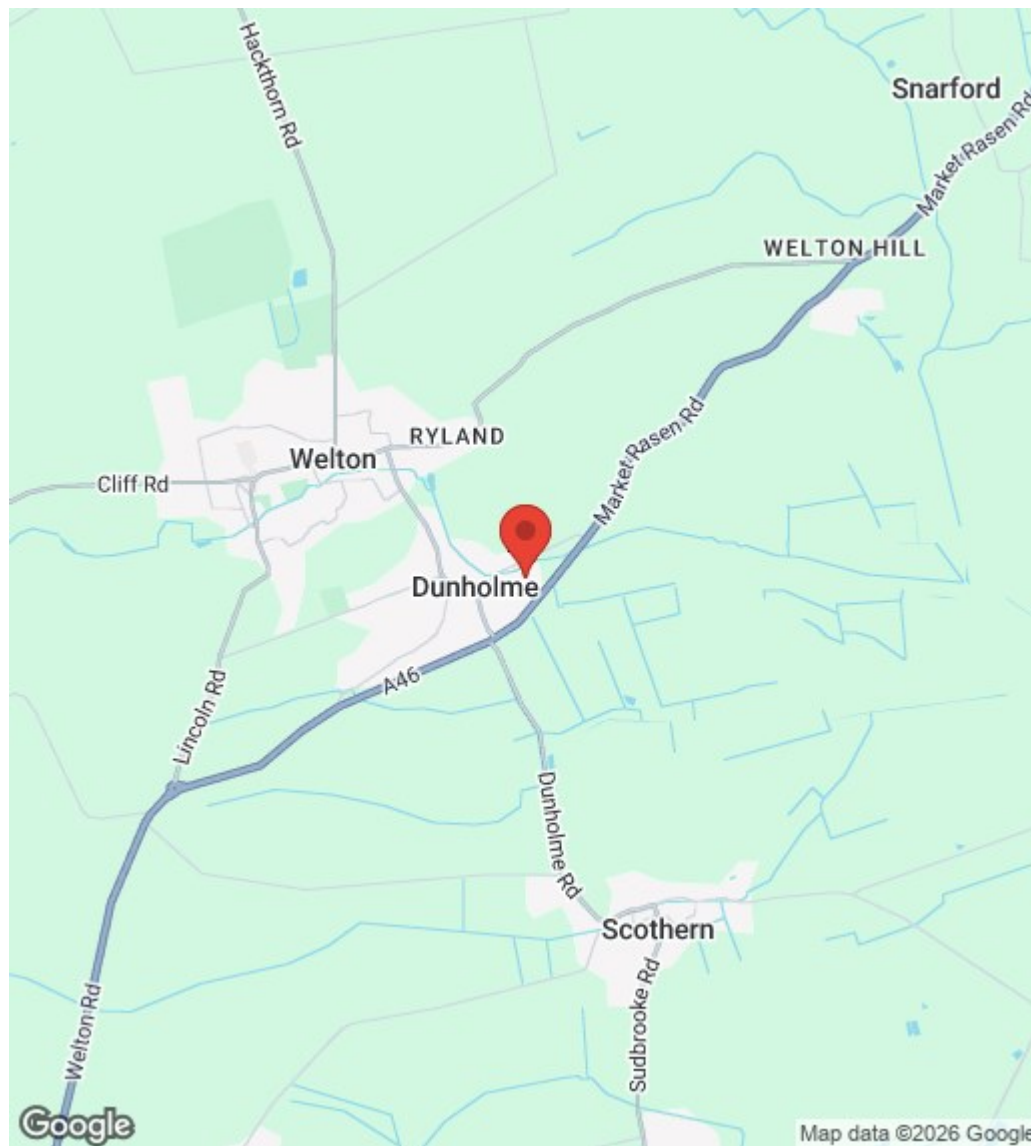
Website: www.robert-bell.org

Brochure prepared: 17th August 2026

DISCLAIMER

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- 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.



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