

Residential Development Site and Adjoining Residential Dwelling

For Sale



Former North Street Garage and Adjoining House, 2 & 4 North Street, Nettleham, Lincoln
LN2 2PA

#1244107/2026H



2 & 4 North Street

Nettleham, Lincoln, LN2 2PA



Agreement

For Sale



Detail

Former garage with Planning Permission for the construction of 6 residential units together with the adjacent 3 bedroom semi-detached house.



Guide Price

£900,000



Size

Excluding the house known as 4 North Street, the site extends to approximately 0.19 hectares (0.47 acres). We understand the house extends to 135 sq m (1,453 sq ft)



Location

Lincoln, LN2 2PA



Property ID

#1244107/2026H

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a former garage site constituting a range of outbuildings, in varying degrees of disrepair, with Full Planning Permission in place for the demolition of these buildings and the construction of 6 new residential dwellings, sat on a site extending to approximately 0.19 hectares (0.47 acres), together with an adjoining existing residential semi-detached dwelling, which is located adjacent to the entrance into the site.

The properties for which Planning Permission has been secured comprise a pair of semi-detached Coach houses, with under-croft car parking, a semi-detached 3-bedroom bungalow, a pair of semi-detached 3-bedroom houses and a detached 4-bedroom house.

The site is situated within the heart of the popular village of Nettleham, close to the village amenities which are within easy walking distance. The property directly abuts the public highway with both vehicular and pedestrian access off North Street.

The surrounding area is very much residential in character, with the housing comprising a range of both traditional stone Grade II Listed older dwellings and on the site adjacent, a modern high quality housing estate.

Site and Property Area

We understand the total site area extends to approximately 0.19 hectares (0.47 acres).

This excludes the area on which the adjoining semi-detached house sits. The house is arranged over ground and first floors and extends to about 135 sq m (1,453 sq ft) on a gross internal basis.

Energy Performance Certificate

Not applicable in the case of the buildings as these are to be demolished.

In terms of the house, 4 North Street, this has an EPC rating of 66D.

Services

We understand that all mains' services are available in the vicinity of the site, albeit neither the Agents or the Vendors are able to confirm the exact location or the capacity of these services. Interested parties are therefore advised to make their own enquiries to the relevant utility providers.

Town & Country Planning

The property has Planning Permission for the construction of 6 dwellings, associated hard and soft landscaping works and the demolition of the existing buildings and structures on the site under Application No. WL/2025/01075, which is dated 19th June 2026.

A copy of this Planning Permission and associated supporting information is available at the following link: [West-Lindsey | Public Portal](#)

The Planning Permission is not the subject of a Section 106 Agreement, meaning there is no Affordable Housing requirement or education/NHS contributions due under the permission.

The existing house adjacent, 4 North Street, has a long-established use as a residential dwelling, a use falling within Class C3 of the Town & Country Use Classes Order 1987 (as amended in 2020).

Neither the house or the garage on which Planning Permission has been secured are Listed, however both properties are situated within the Village Conservation Area.

Tenure

The property is available For Sale Freehold with vacant possession on completion on the former garage site, but with the house tenanted under a periodic assured tenancy at a current rent of £850 pcm.

Guide Price

The whole property is being offered For Sale at a price of **£900,000**.

Method of Disposal

The site is being sold by way of private treaty, with unconditional offers invited.

VAT

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

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 situated within the heart of the large village of Nettleham, which is located approximately 4 miles to the northeast of Lincoln City Centre and approximately 2 miles west of the A46 Lincoln Bypass.

The village therefore provides easy vehicular access into the city centre and surrounding areas via the A46 bypass and also offers a regular bus service.

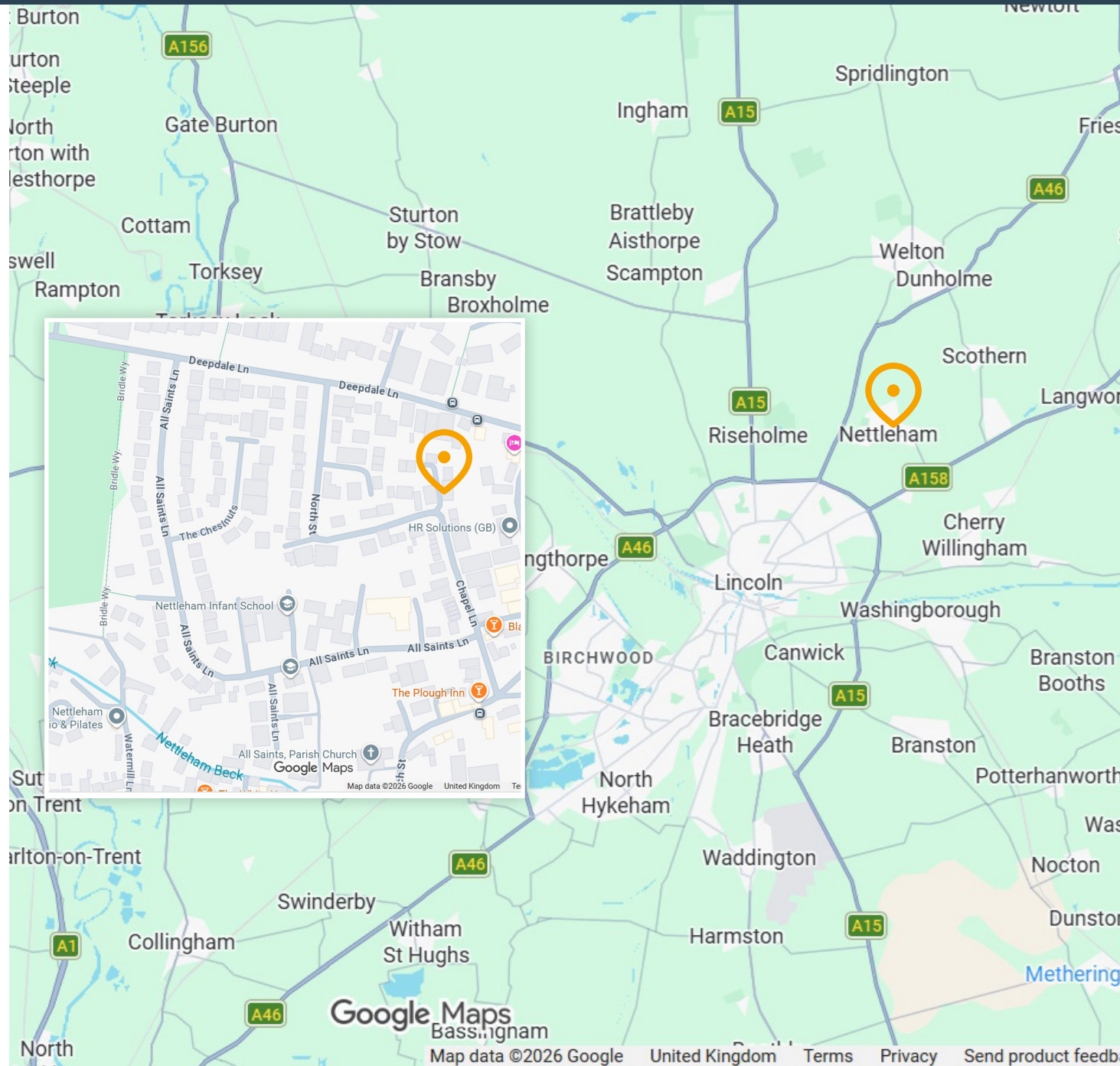
Nettleham is one of the largest villages around Lincoln, with a resident population of circa 4,100 and consequently provides a good range of local amenities including three pubs, a Co-op Convenience Store, Post Office, Pharmacy, a variety of other shops and takeaways and a Junior School.

The village is one of the most popular residential locations in and around Lincoln and consequently attracts strong residential values.

Lincoln is the administrative and major shopping centre for the County of Lincolnshire, with a catchment of over 545,000 and an estimated total catchment spend of £984.40m. The city is a well-regarded tourist destination, attracting over 4 million visitors per year, predominantly to view the Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

Lincoln is also a growing University city with over 15,000 students based at the main University of Lincoln campus just outside the city centre, generating over £250,000 per year for the local economy.

Lincoln enjoys good road links to the A1 at Newark, the M180 at Scunthorpe (via the A15) and is on the East Coast mainline, with regular services to London Kings Cross taking around 1.5 hours.





Google Maps



Year	Model	Price	Engine	MPG
1999	Subaru Outback	14,999	2.5L 4-cyl	24
2000	Subaru Outback	16,999	2.5L 4-cyl	24
2001	Subaru Outback	18,999	2.5L 4-cyl	24
2002	Subaru Outback	20,999	2.5L 4-cyl	24
2003	Subaru Outback	22,999	2.5L 4-cyl	24
2004	Subaru Outback	24,999	2.5L 4-cyl	24
2005	Subaru Outback	26,999	2.5L 4-cyl	24
2006	Subaru Outback	28,999	2.5L 4-cyl	24
2007	Subaru Outback	30,999	2.5L 4-cyl	24
2008	Subaru Outback	32,999	2.5L 4-cyl	24
2009	Subaru Outback	34,999	2.5L 4-cyl	24
2010	Subaru Outback	36,999	2.5L 4-cyl	24
2011	Subaru Outback	38,999	2.5L 4-cyl	24
2012	Subaru Outback	40,999	2.5L 4-cyl	24
2013	Subaru Outback	42,999	2.5L 4-cyl	24
2014	Subaru Outback	44,999	2.5L 4-cyl	24
2015	Subaru Outback	46,999	2.5L 4-cyl	24
2016	Subaru Outback	48,999	2.5L 4-cyl	24
2017	Subaru Outback	50,999	2.5L 4-cyl	24
2018	Subaru Outback	52,999	2.5L 4-cyl	24
2019	Subaru Outback	54,999	2.5L 4-cyl	24
2020	Subaru Outback	56,999	2.5L 4-cyl	24
2021	Subaru Outback	58,999	2.5L 4-cyl	24
2022	Subaru Outback	60,999	2.5L 4-cyl	24
2023	Subaru Outback	62,999	2.5L 4-cyl	24
2024	Subaru Outback	64,999	2.5L 4-cyl	24
2025	Subaru Outback	66,999	2.5L 4-cyl	24
2026	Subaru Outback	68,999	2.5L 4-cyl	24
2027	Subaru Outback	70,999	2.5L 4-cyl	24
2028	Subaru Outback	72,999	2.5L 4-cyl	24
2029	Subaru Outback	74,999	2.5L 4-cyl	24
2030	Subaru Outback	76,999	2.5L 4-cyl	24
2031	Subaru Outback	78,999	2.5L 4-cyl	24
2032	Subaru Outback	80,999	2.5L 4-cyl	24
2033	Subaru Outback	82,999	2.5L 4-cyl	24
2034	Subaru Outback	84,999	2.5L 4-cyl	24
2035	Subaru Outback	86,999	2.5L 4-cyl	24
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2040	Subaru Outback	96,999	2.5L 4-cyl	24
2041	Subaru Outback	98,999	2.5L 4-cyl	24
2042	Subaru Outback	100,999	2.5L 4-cyl	24
2043	Subaru Outback	102,999	2.5L 4-cyl	24
2044	Subaru Outback	104,999	2.5L 4-cyl	24
2045	Subaru Outback	106,999	2.5L 4-cyl	24
2046	Subaru Outback	108,999	2.5L 4-cyl	24
2047	Subaru Outback	110,999	2.5L 4-cyl	24
2048	Subaru Outback	112,999	2.5L 4-cyl	24
2049	Subaru Outback	114,999	2.5L 4-cyl	24
2050	Subaru Outback	116,999	2.5L 4-cyl	24
2051	Subaru Outback	118,999	2.5L 4-cyl	24
2052	Subaru Outback	120,999	2.5L 4-cyl	24
2053	Subaru Outback	122,999	2.5L 4-cyl	24
2054	Subaru Outback	124,999	2.5L 4-cyl	24
2055	Subaru Outback	126,999	2.5L 4-cyl	24
2056	Subaru Outback	128,999	2.5L 4-cyl	24
2057	Subaru Outback	130,999	2.5L 4-cyl	24
2058	Subaru Outback	132,999	2.5L 4-cyl	24
2059	Subaru Outback	134,999	2.5L 4-cyl	24
2060	Subaru Outback	136,999	2.5L 4-cyl	24
2061	Subaru Outback	138,999	2.5L 4-cyl	24
2062	Subaru Outback	140,999	2.5L 4-cyl	24
2063	Subaru Outback	142,999	2.5L 4-cyl	24
2064	Subaru Outback	144,999	2.5L 4-cyl	24
2065	Subaru Outback	146,999	2.5L 4-cyl	24
2066	Subaru Outback	148,999	2.5L 4-cyl	24
2067	Subaru Outback	150,999	2.5L 4-cyl	24
2068	Subaru Outback	152,999	2.5L 4-cyl	24
2069	Subaru Outback	154,999	2.5L 4-cyl	24
2070	Subaru Outback	156,999	2.5L 4-cyl	24
2071	Subaru Outback	158,999	2.5L 4-cyl	24
2072	Subaru Outback	160,999	2.5L 4-cyl	24
2073	Subaru Outback	162,999	2.5L 4-cyl	24
2074	Subaru Outback	164,999	2.5L 4-cyl	24
2075	Subaru Outback	166,999	2.5L 4-cyl	24
2076	Subaru Outback	168,999	2.5L 4-cyl	24
2077	Subaru Outback	170,999	2.5L 4-cyl	24
2078	Subaru Outback	172,999	2.5L 4-cyl	24
2079	Subaru Outback	174,999	2.5L 4-cyl	24
2080	Subaru Outback	176,999	2.5L 4-cyl	24
2081	Subaru Outback	178,999	2.5L 4-cyl	24
2082	Subaru Outback	180,999	2.5L 4-cyl	24
2083	Subaru Outback	182,999	2.5L 4-cyl	24
2084	Subaru Outback	184,999	2.5L 4-cyl	24
2085	Subaru Outback	186,999	2.5L 4-cyl	24
2086	Subaru Outback	188,999	2.5L 4-cyl	24
2087	Subaru Outback	190,999	2.5L 4-cyl	24
2088	Subaru Outback	192,999	2.5L 4-cyl	24
2089	Subaru Outback	194,999	2.5L 4-cyl	24
2090	Subaru Outback	196,999	2.5L 4-cyl	24
2091	Subaru Outback	198,999	2.5L 4-cyl	24
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2096	Subaru Outback	208,999	2.5L 4-cyl	24
2097	Subaru Outback	210,999	2.5L 4-cyl	24
2098	Subaru Outback	212,999	2.5L 4-cyl	24
2099	Subaru Outback	214,999	2.5L 4-cyl	24
2100	Subaru Outback	216,999	2.5L 4-cyl	24

Year

Model

Price

Engine

MPG

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Subaru Outback

14,999

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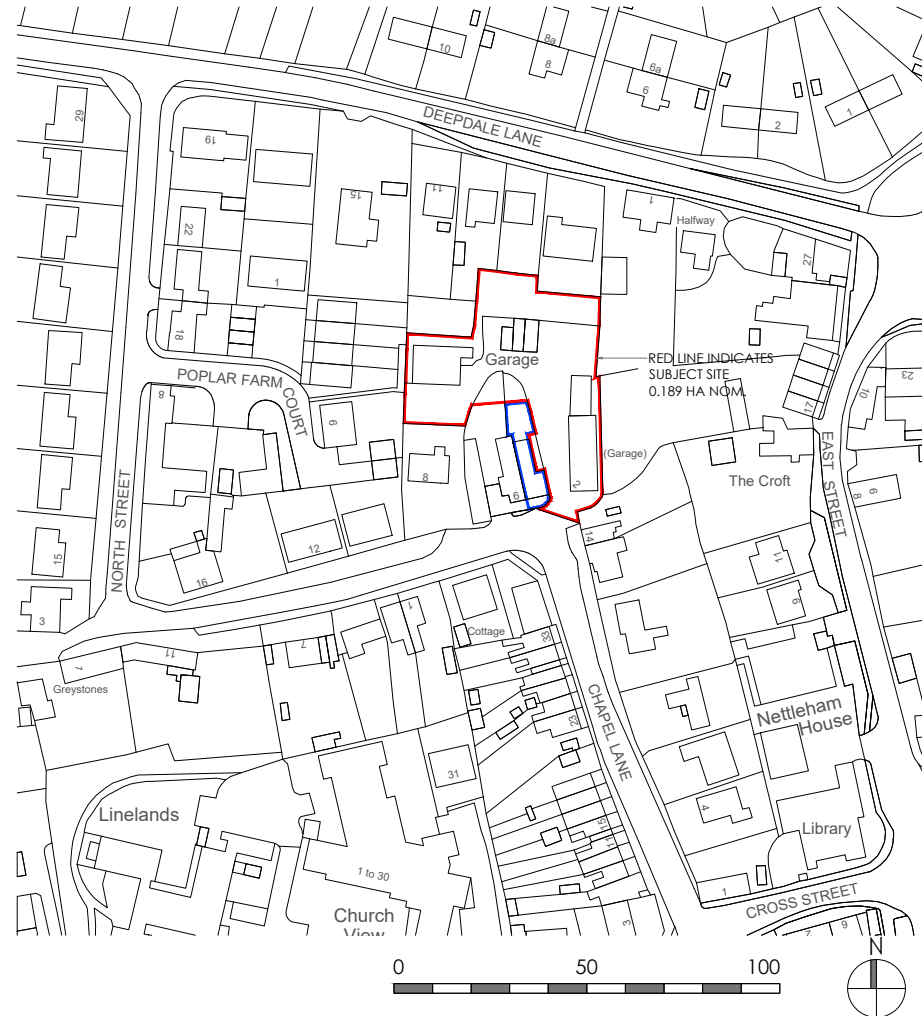
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Red line shows the extent of the land on which planning has been secured and blue line the boundary of the house 4 North Street.



B
A
PLANNING ISSUE
UPDATED FOLLOWING CLIENT COMMENTS
24.07.2025
20.06.2025
KLP
A

Rev	Revision note	Date	Drawn by
	RESIDENTIAL DEVELOPMENT NORTH STREET, NETTLEHAM		
	Drawn by JW	Issue PLANNING	Date APR 2024
	LOCATION PLAN	Dwg No J1907 00100	Scale 1:1250 @ A4
			Rev B