



24 High Street  
Cherry Willingham, Lincoln, Lincolnshire, LN3 4AQ

Guide Price  
£225,000

# 3 Bedroom Semi-Detached House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Outline Planning for 2 Dwellings
- 1800's Semi Detached Cottage
- Development Opportunity
- Extensive Plot
- WLDC REF 147012
- Excellent Local Amenities
- Highly Sought After Location
- EPC Rating - E, Council Tax Band - B

Click here to access the Energy Performance Certificate for 24 High Street, Cherry Willingham, Lincoln, Lincolnshire, LN3 4AQ



## Overview

Modern Method Of Auction - T & C's Apply - SEMI-DETACHED COTTAGE WITH TWO BUILDING PLOTS!

Outline planning permission has been approved for two dwellings to the rear of the cottage, each positioned on a generous plot. Full details can be viewed via the West Lindsey Planning Portal (ref 147012), or by contacting Pygott and Crone on 01522 568822.

The cottage, which dates back to the 1800s, would benefit from a scheme of modernisation but presents superb potential. It offers three bedrooms, two reception rooms, and a spacious garden.

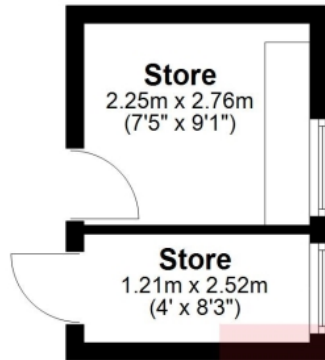
Located in the heart of the ever-popular village of Cherry Willingham and within easy walking distance of all local amenities, this semi-detached cottage sits on approximately one third of an acre (STS) and benefits from outline planning permission for two additional dwellings within the grounds.





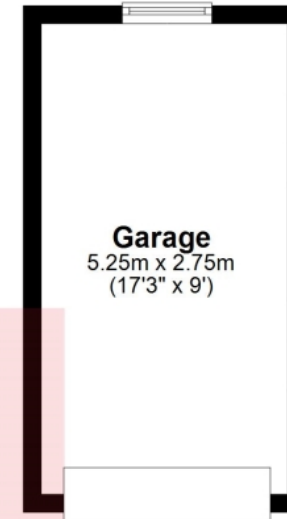
### Outbuilding

Approx. 9.5 sq. metres (102.4 sq. feet)



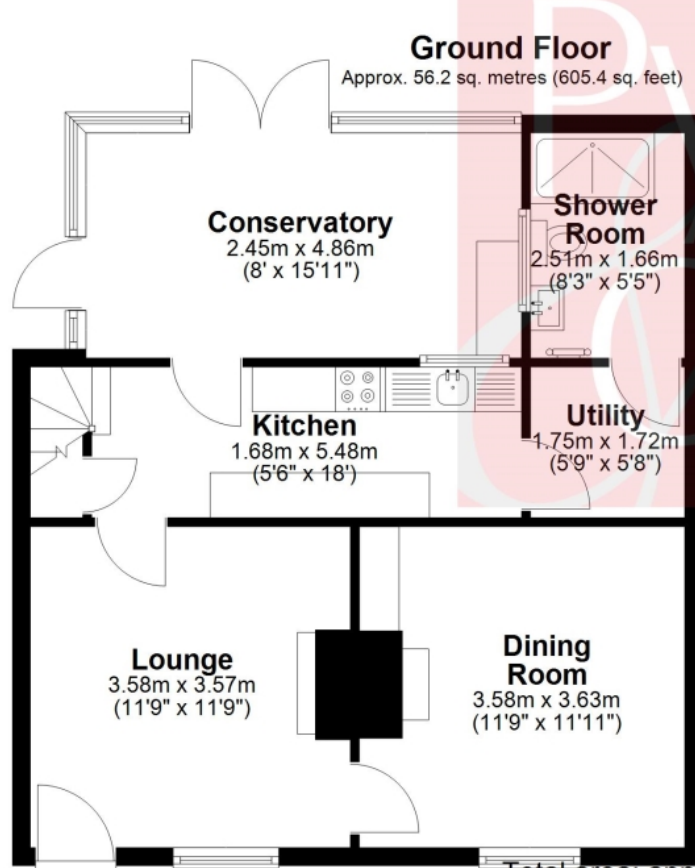
### Garage to Rear Left

Approx. 14.4 sq. metres (155.4 sq. feet)



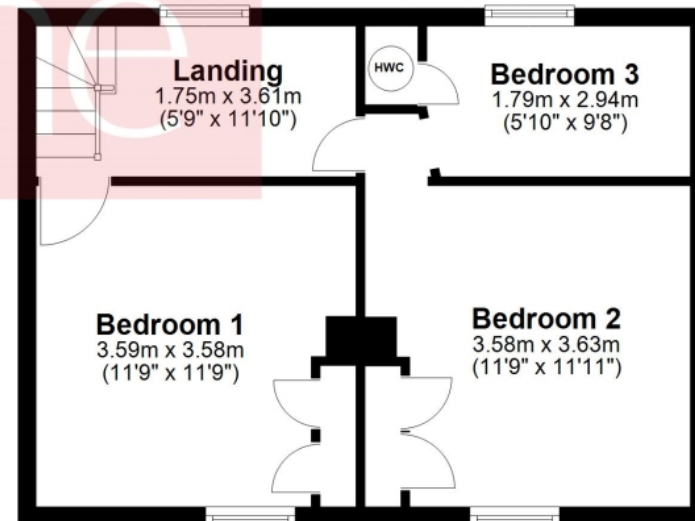
### Ground Floor

Approx. 56.2 sq. metres (605.4 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 119.7 sq. metres (1288.5 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Lounge 3.58 x 3.57m



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Bianca van Tonder**  
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0330 912 0007

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is on the market with our Lincoln branch

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01522 568822