



509 Newark Road
Lincoln, Lincolnshire, LN6 8RT

£1,250,000

Details

- For Sale
- Substantial Family Home
- 9 bedrooms 2826 sqft (262.5 sqm)
- 4-Bedroom Detached House 1113 sqft (103.4 sqm)
- Potential for commercial
- Health Care, Educational
- 0.776 acres (0.314 ha)
- EPC Rating - D (4-Bedroom House)
- EPC Rating - D (Main House)



Location



Overview

An excellent opportunity to acquire this substantial detached 9 bedroom family home with separate former 4 bedroom coach house on a large site area of 0.776 acres (0.314 ha). The property has a number of uses including residential, former care home, clinic. The agents believe the property would suit not only a superb substantial family home, but would also suit commercial, health, specialist care home, educational uses or residential redevelopment.



Location

The property is situated in an established and popular residential area of the city. It is close to all local amenities and is within 2 miles of the city centre to the North and 2 miles from the A46 to Newark and the A1 to the South. The property is close to all local amenities including the supermarkets of Asda, Sainsburys. There are a number of excellent local schools, leisure centres and it is also close to the North Hykeham train station with easy access to Lincoln City and Newark to the south with access links to the main network to London's Kings Cross. Lincoln is a cathedral city and district in Lincolnshire, of which it is the county town. In the 2021 Census, the city's district had a population of 103,813. The 2021 census gave the urban area of Lincoln, including Bracebridge Heath, North Hykeham, South Hykeham and Waddington, a recorded population of 127,540. The city is the home to many Hi-Tech defence and gaming companies. The city has an excellent university and several colleges which has led to the expansion of the city in the last 20 years.



ACCOMMODATION

The property comprises a substantial attractive residential house built in 1908 with former coach house to the rear. The property sits on a substantial site area of 0.776 acres (0.314 ha). The property has an outside timber store/workshop, outside WC and a greenhouse. The property has an elevated patio and BBQ area. The gardens have well kept and landscaped mature gardens. The property also has a separate gated access to the Coach House if needed via the rear cul de sac. The whole plot is fully fenced with gated access to Newark Road.

The accommodation comprises:

Main House 2826 sqft (262.5 sqm)

Ground floor with Attractive Entrance Hall, Lounge, games room, clinic, Large kitchen/diner, pantry, various stores and utility room, laundry, stores and independent separately accessed clinic, with waiting room and WC with steps and disabled ramp from outside to the rear of the main house.

First Floor, Large landing, with 9 bedrooms with 3 double and ensuites and 6 bedrooms with 2 family bathroom and storage.

Former Coach House 1113 sqft (103.4 sqm)

Ground Floor

Entrance hall with Kitchen, Lounge, conservatory, Dining Room, bedroom 4 with ensuite

First Floor with landing and 3 bedrooms with family bathroom

509 Newark Road, Lincoln, Lincolnshire, LN6 8RT

The property has a rear vehicle access in addition to the main front entrance



SERVICES

Mains Water, gas, electricity and drainage are connected to the property. The main house has been recently fitted with a 70 KW commercial gas boiler at a cost of in excess of £15000.

TENURE

The property is offered for sale with vacant possession or can be sold with the existing tenants and the users of the clinic. The Coach House is let at £1200 pcm and the Clinic at £1000 pcm. The property is also successfully used as an Air B and B.

RATES

Main house has a council tax band of F

The former Coach House has a council tax band of C



Energy Performance Certificate
The property has an EPC rating of D

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT which is not chargeable.

LOCAL AUTHORITY

Lincoln City Council

City Hall

Beaumont Fee

Lincoln

LN1 1DD

Tel 01522 881188

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

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Newark Road, Lincoln, LN6

Ground Floor Net Internal Area = 1483 sq ft / 137.8 sq m

First Floor Net Internal Area = 1343 sq ft / 124.7 sq m

Total = 2826 sq ft / 262.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2024. Produced for Pygott & Crone. REF: 1385087

Newark Road, Lincoln, LN6

Ground Floor Net Internal Area = 703 sq ft / 65.3 sq m

First Floor Net Internal Area = 410 sq ft / 38.1 sq m

Total = 1113 sq ft / 103.4 sq m

For identification only - Not to scale



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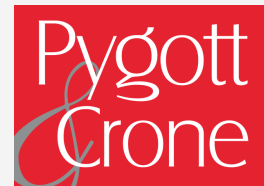












509 Newark Road, Lincoln
is marketed through our Commercial office

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