



Station Yard , Tillbridge Lane  
Stow Park, Lincoln, Lincolnshire, LN1 2AL

£495,000

## 4 Bedroom Barn Conversion

- Freehold
- Planning for a residential conversion granted
- WL/2025/00675
- 1.883 acres (0.762 ha)
- Office building 807 sqft (75 sqm)
- Commercial Workshop 2152 sqft (200 sqm)
- Full fenced palisade and gates
- For sale with Vacant Possession
- Electricity, 3 phase, water, drainage



# Overview

Pygott & Crone are pleased to present this exceptional and rare development opportunity, which benefits from detailed planning consent for the conversion of a substantial former workshop originally constructed for the Great Northern Railway.

Planning Reference: WL/2025/00675

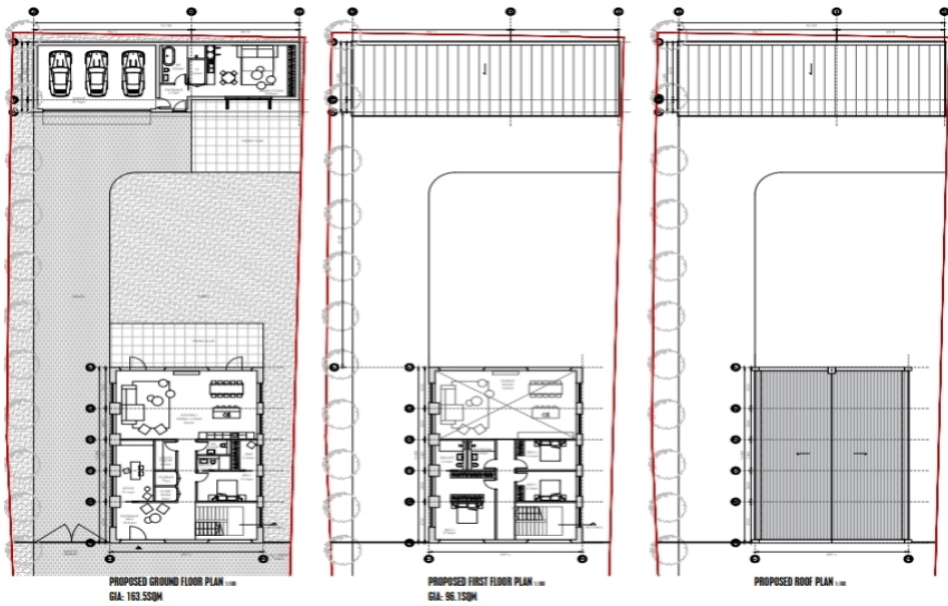
Local Planning Authority: West Lindsey District Council

The site extends to approximately 1.883 acres (0.762 hectares) STS and offers versatility for a variety of uses, including open storage. The grounds comprise a concrete and predominantly hard-cored, compacted yard. The entire perimeter is secured by palisade fencing, with electrically operated gates providing access at the frontage.

In addition, the property includes a modern, high-specification office building complete with kitchen, WC, and shower facilities, providing excellent on-site amenities.

The site is conveniently positioned almost equidistant between the villages of Marton, Sturton by Stow, and Stow, while remaining within easy reach of local amenities. Schools, shops, and public houses are all located within approximately two miles.





# Station Yard Tillbridge Lane , Stow Park, Lincoln, LN1

Workshop / Warehouse Net Internal Area = 1787 sq ft / 166 sq m

Office Net Internal Area = 402 sq ft / 37.3 sq m

Total = 2189 sq ft / 203.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2025. Produced for Pygott & Crone. REF: 1326306



## Location



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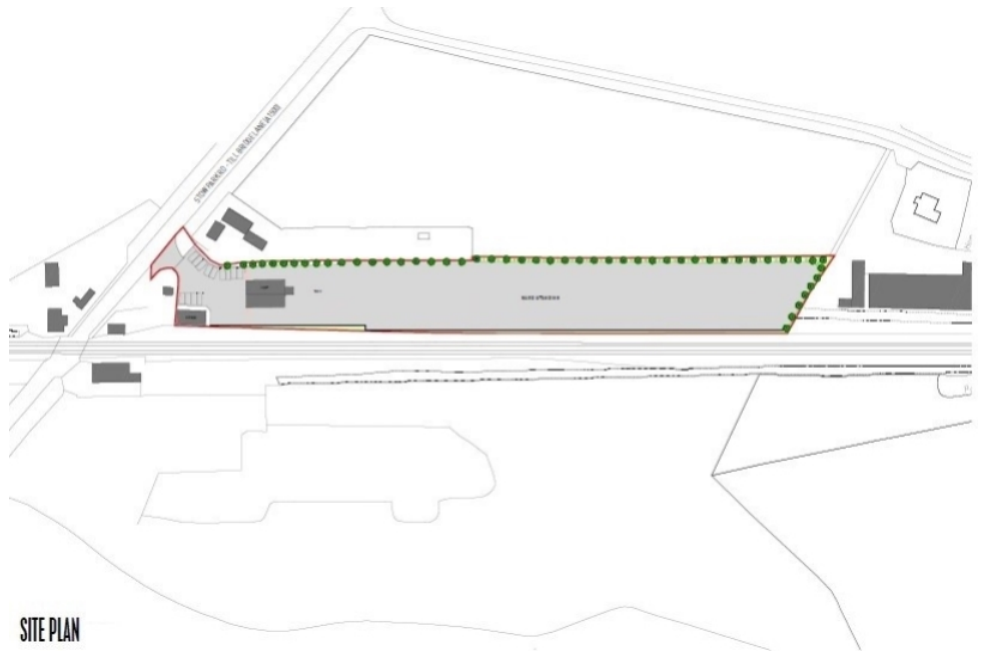
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is on the market with our Lincoln branch

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