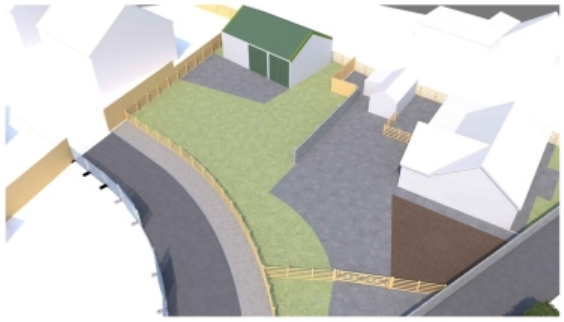


Existing Site - Front Visual (n.t.s)



Existing Visual From Park Lane (n.t.s)

Existing Visuals



Existing Visual From Above (n.t.s)



Indicative Proposal - Front Visual (n.t.s)



Indicative Visual From Park Lane (n.t.s)

Proposed Visuals



Indicative Visual From Above (n.t.s)

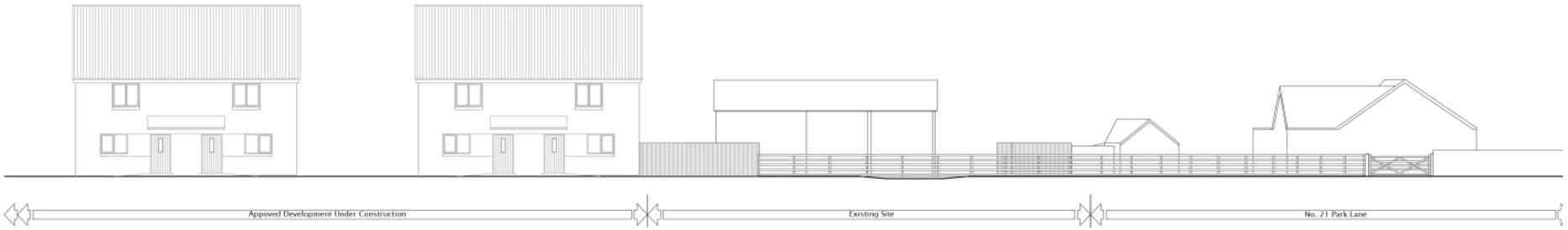
Pygott & Crone

Plot Adj, 21 Park Lane

Billinghay, Lincoln, Lincolnshire, LN4 4EE

Guide Price

£125,000



Existing Street Scene "View A"



Existing Site Plan



Site Location Plan

Overview

An excellent residential development opportunity occupying a pleasant position within an established residential area of the popular village of Billinghay. Currently situated on the site is a substantial commercial building with an inspection pit that has previously been used for vehicle repairs of both cars and light commercial vehicles.

The site benefits from outline planning permission for the erection of a pair of semi-detached dwellings, providing an attractive opportunity for a small builder, developer or self-builder looking to undertake a manageable residential project.

The proposed development comprises two traditionally designed, two-storey semi-detached houses, each providing approximately 1,100 sq ft of internal accommodation. The indicative drawings illustrate thoughtfully arranged accommodation including a spacious lounge, separate dining area, kitchen and ground-floor cloakroom, with three bedrooms proposed over the first floor.

The proposed layout also incorporates individual gardens, patio areas and dedicated parking, together with shared parking and turning facilities to the front of the properties. The architectural visuals provide a useful indication of the proposed appearance, featuring attractive brick elevations beneath pitched tiled roofs.

Planning permission was granted by North Kesteven District Council on 3rd August 2026, under application reference 26/0109/OUT. The permission is in outline form with all matters reserved, including access, appearance, landscaping, layout and scale, providing an opportunity for these details to be developed through a subsequent reserved matters application.

Situated within a convenient residential location, the site is within easy reach of Billinghay village centre and its range of local amenities. Billinghay is a popular and well-served village, offering a selection of shops, schooling and everyday facilities, together with convenient access to the surrounding Lincolnshire countryside and nearby market towns.

This is an appealing opportunity to acquire a site with the principle of residential development established, offering the potential to create two good-sized three-bedroom homes of approximately 1,100 sq ft each.

Planning Information

• Local Planning Authority: North Kesteven District Council

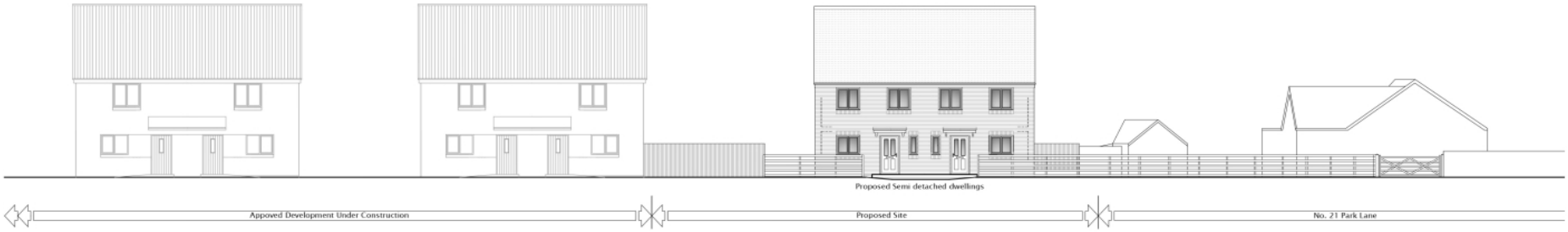
• Application Reference: 26/0109/OUT

• Planning Granted: 3rd August 2026

• Proposal: Erection of a pair of semi-detached dwellings

• Application Type: Outline – all matters reserved

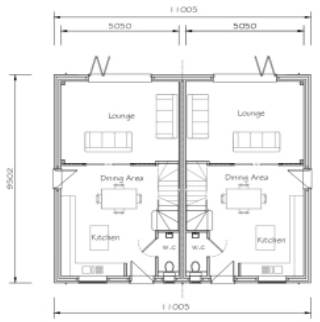
Planning portal: https://planningonline.n-kesteven.gov.uk/online-applications/applicationDetails.do?keyVal=T0M8TXLLK8900&activeTab=summary&utm_source=chatgpt.com



Indicative Proposal Street Scene "View A"



Indicative Proposal Site Plan



Indicative Ground Floor Plan

Land (Residential)

- Freehold
- Residential development opportunity in an established village location
- Outline planning permission granted for two semi-detached dwellings
- Planning reference 26/0109/OUT, dated 3rd August 2026
- Each proposed dwelling to provide approximately 1,100 sq ft of accommodation
- Indicative three-bedroom, two-storey designs
- Proposed individual gardens, patio areas and dedicated parking
- Outline permission with all matters reserved
- Convenient location close to Billinghay village centre and amenities

Location



Houses. Homes. Harmony.

Plot Adj, 21 Park Lane, Billinghay
is on the market with our Sleaford branch

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