



431-434 High Street, Lincoln LN5 8HZ

FOR SALE

Student Development Opportunity

0.17 Acres
(0.07 Hectares)

DESCRIPTION

A public house extending to approximately 3,186 sq ft (296 sq m) GIA on a site of approximately 0.173 acres (0.07 hectares) fronting the High Street and Queen Street.

The site benefits from outline planning permission for demolition of the public house and erection of a three storey building to accommodate 47 bedrooms with en suite bathrooms for use as student accommodation with associated access, car parking and landscaping.

- ✓ Public house - approximately 3,186 sq ft (296 sq m) GIA
- ✓ Site area - approximately 0.173 acres (0.07 hectares)
- ✓ Outline planning permission for student accommodation
- ✓ Development comprising up to 47 units
- ✓ Situated half a mile south of Uni of Lincoln campus
- ✓ Freehold with vacant possession upon completion



LOCATION

The site is situated on the eastern side of the High Street (B1262) at its junction with Queen Street approximately half a mile south of the University of Lincoln main campus.

SITE AREA

	Acres	Hectares
Total	0.17	0.07

VAT

VAT will be applicable to the sale price at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

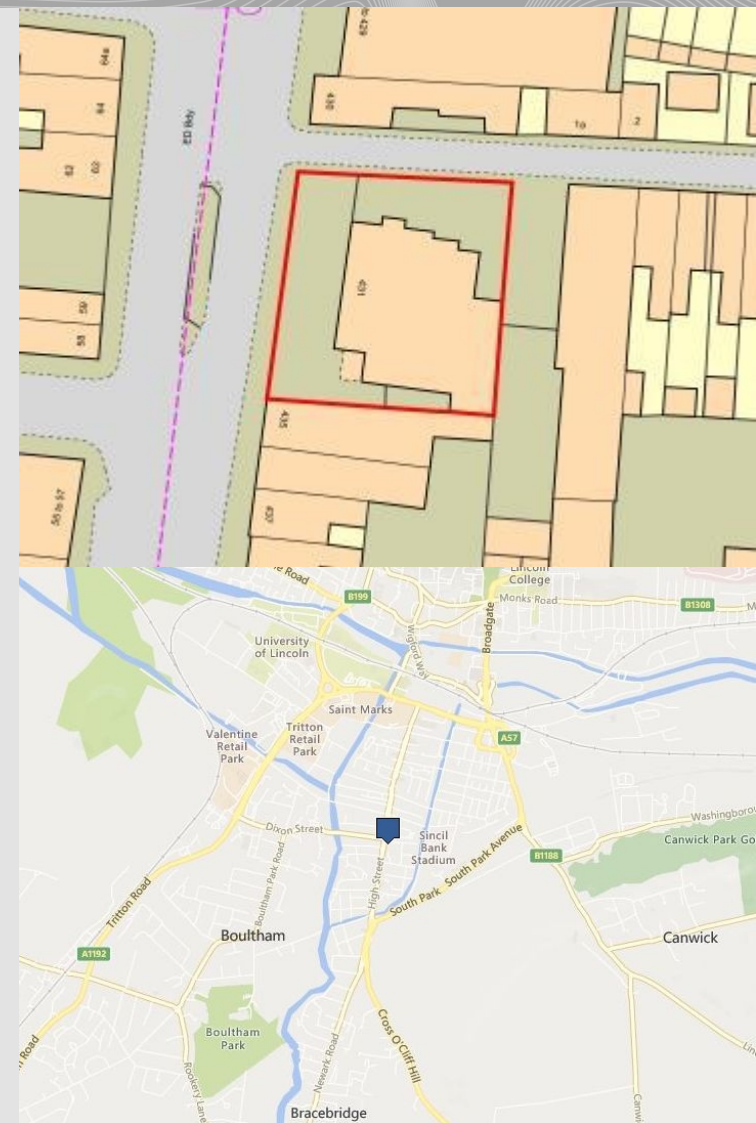
PLANNING

City of Lincoln Council reference: 2019/0035/OUT. Decision date: 11th December 2019. Proposed plans attached.

TERMS

Freehold with vacant possession upon completion.

GUIDE PRICE Upon application.



lsh.co.uk

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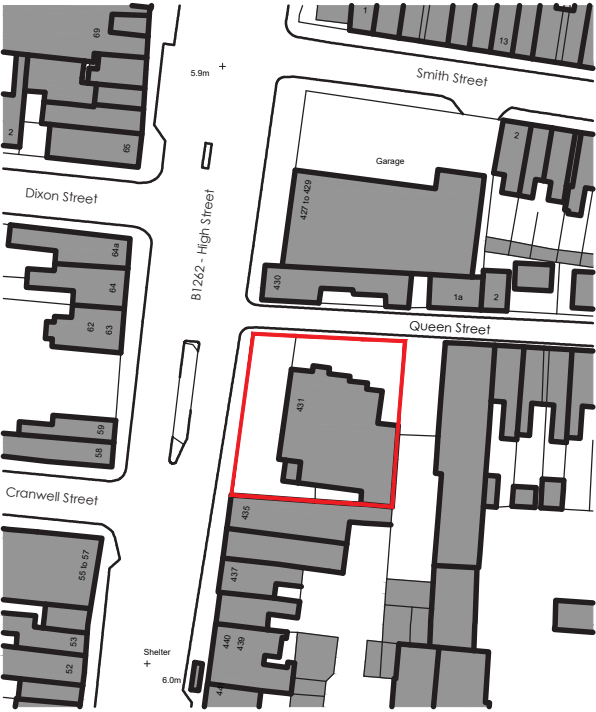
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andrew France
07548 706333
afrance@lsh.co.uk

Rev	Description	Date
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Mapping courtesy of Ordnance Survey and copyright 2018 Ordnance Survey. 100020007



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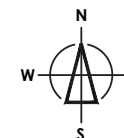
Client	
The Proprietor - Golden Cross PH	
Project	
New Residential/Student Accommodation	
431 High Street, Lincoln	
Drawing	
Site Location Plan	
Scale	
1:1250 @A4	
Drawn by	Checked by
CAH	-
Drawing Number	Revision
L-ADD-003- 01	-

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Rev	Description	Date
A	Development site area added.	29/11/2018



34 Lodge Lane, Nettleham, Lincoln, LN2 2R5
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Client
The Proprietor - Golden Cross PH

Project
New Residential/Student
Accommodation
431 High Street, Lincoln

Drawing
Existing Site Plan

Scale
1:500 @A3

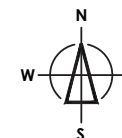
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Rev	Description	Date
A	Ground floor plan and site plan updated to reflect changes to elevational treatment.	07/09/2018
B	Ground floor plan and site plan updated to reflect comments from planning officer. 2 new units omitted and vehicle access widened.	17/10/2018
C	Development site area added.	29/11/2018
D	Site plan updated to reflect changes to elevations agreed with planning officers.	29/03/2019



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Client
The Proprietor - Golden Cross PH

Project
New Residential/Student
Accommodation
431 High Street, Lincoln

Drawing
Proposed Site Plan

Scale
1:500 @A3

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Rev	Description	Date
A	Ground floor plan updated to reflect changes to elevational treatment.	07/09/2018
B	Ground floor plan updated to reflect comments from planning officer. 2 NI units omitted and vehicle access widened, rooms re-numbered.	17/10/2018
C	Ground floor plan updated to reflect changes to elevations agreed with planning officer.	29/03/2019



GROUND FLOOR PLAN



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Client
The Proprietor - Golden Cross PH

Project
New Residential/Student
Accommodation
431 High Street, Lincoln

Drawing
Ground Floor Plan

Scale
1:125 @A3

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L-ADD-003- 04

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C

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Rev	Description	Date
A	First floor plan updated to reflect changes to elevational treatment.	07/09/2018
B	Rooms re-numbered due to reduction in 2nd floor rooms.	17/10/2018
C	First floor plan updated to reflect changes to elevations agreed with planning officers.	29/03/2019



FIRST FLOOR PLAN



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Client
The Proprietor - Golden Cross PH

Project
New Residential/Student
Accommodation
431 High Street, Lincoln

Drawing
First Floor Plan

Scale
1:125 @A3

Drawn by
CAH

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-

Drawing Number
L-ADD-003- 05

Revision
C

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Rev	Description	Date
A	Second floor plan updated to reflect changes to elevational treatment.	07/09/2018
B	Rooms re-numbered due to reduction in 2nd floor rooms.	17/10/2018
C	Second floor plan updated to reflect changes to elevations agreed with planning officers.	29/03/2019



SECOND FLOOR PLAN



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Client
The Proprietor - Golden Cross PH

Project
New Residential/Student
Accommodation
431 High Street, Lincoln

Drawing
Second Floor Plan

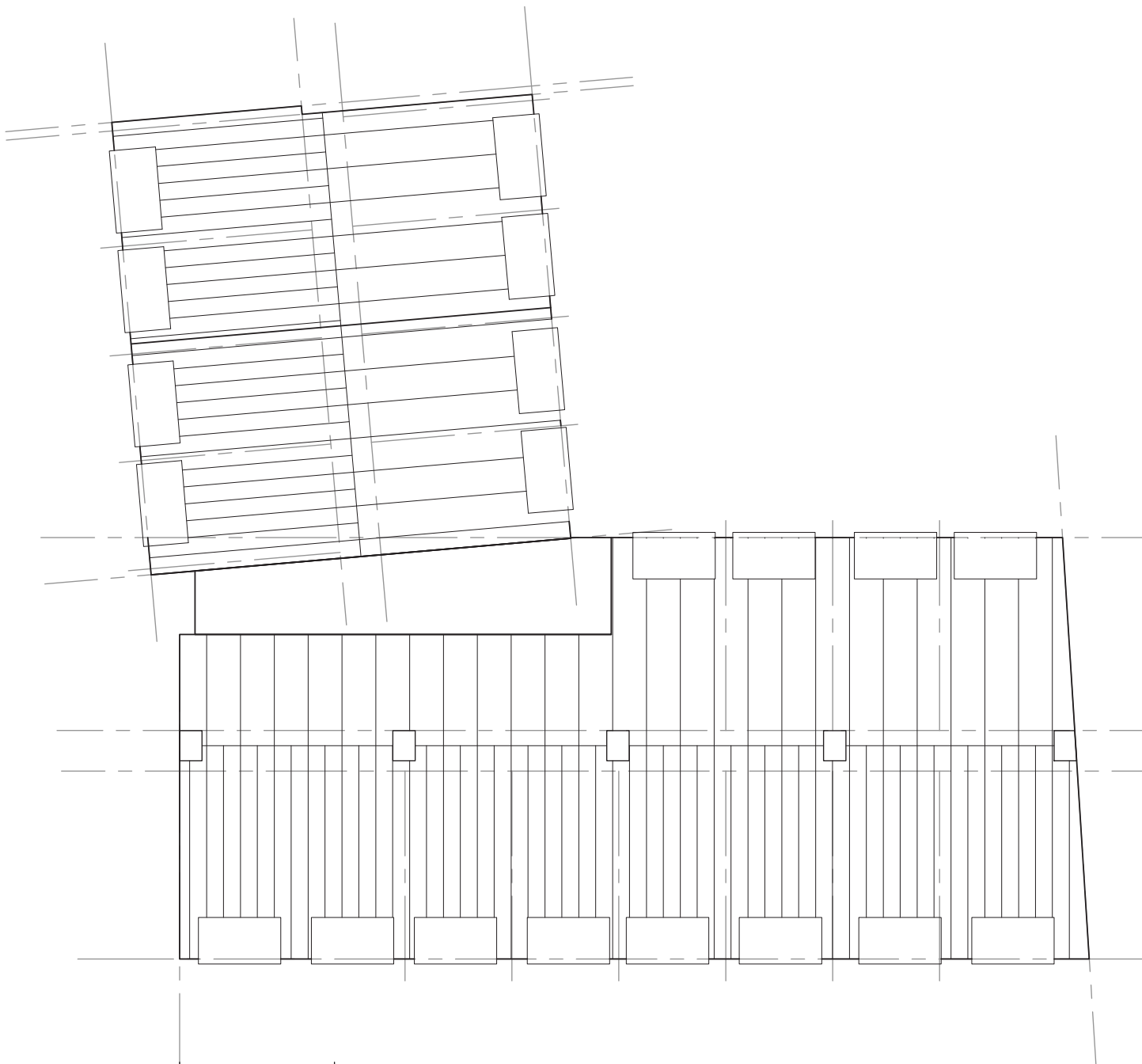
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L-ADD-003- 06

Revision
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ROOF PLAN

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Rev	Description	Date
A	Third floor plan omitted and roof plan added to reflect changes to elevational treatment.	07/09/2018
B	Roof plan updated to reflect changes to elevations agreed with planning officers.	29/03/2019



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The Proprietor - Golden Cross PH

Project
New Residential/Student
Accommodation
431 High Street, Lincoln

Drawing
Roof Plan

Scale
1:125 @A3

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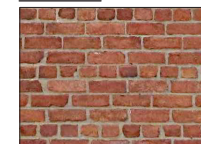
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Rev	Description	Date
A	Elevations updated to better reflect character and appearance of the conservation area and to reflect details and character of existing building. Queens Street elevation added.	07/09/2018
B	Queens Street elevation updated showing increase vehicle access width. Eaves height reduced and Queens Street roof height reduced by circa 1.215m.	17/10/2018
C	Building altered to 2.5 stories and height reduced by 1200mm. Elevations altered to reflect more classic styling with vertical emphasis, windows altered, projecting bays added to High Street elevation. Queens Street elevation stepped and reduced in height. Brickwork changed from buff to red. Chimneys added.	16/03/2019
D	Elevation updated to reflect further comments from planning officers received on 25/03/2019.	29/03/2019



Natural Slate Roof Tiles



Red Stock facing Brickwork in English Garden Wall Bond



Projecting bayed bay window detail



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Client

The Proprietor - Golden Cross PH

Project

New Residential/Student Accommodation
431 High Street, Lincoln

Drawing

Front/High Street & Side/Queen Street Elevations

Scale

1:125 @A3

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CAH

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Drawing Number

L-ADD-003-08

Revision

D



FRONT/HIGH STREET ELEVATION



SIDE/QUEEN STREET ELEVATION

Queen Street

High Street