

Potential Hotel Site  
(or potential further housing)

Residential Land  
(9.97 Acres / 4.03 Hectares)

For Sale

Burton Waters, Lincoln

Total of 9.97 Acres (4.03 Hectares) of land with current planning permission for 100 extra care residential units and pending application for 66 open market dwellings.

RESIDENTIAL  
DEVELOPMENT  
LAND



## Location

Burton Waters is located approximately 2 miles south of the historic city of Lincoln, nestling in unspoilt beautiful Lincolnshire countryside. The area has excellent communications with the A46 linking to the A1, 30 minutes' drive away. London can be reached, within 2 hours with frequent daily services from Lincolns central main line station.

For trips further afield, East Midlands airport is 50 miles to the south.

## Description

Extending to approximately 140 acres, Burton Waters is one of the UKs outstanding mixed use residential and leisure developments which commenced in 1999 and is centred around probably the country's most prestigious purpose built inland marina.

A modern lock system links the marina to the Fossdyke canal, which is understood to be the oldest navigable man-made waterway in the UK, still in use today. Dating back to Roman times, it was originally constructed to join the rivers Trent and Witham providing the Romans with access to the heart of England from The Wash. Burton Waters connects via the Fossdyke, to the historic heart of Lincoln 2 miles by water.

Following initial construction of the Marina in 1999, prestigious developments have followed, which include;

- A marina with mooring for over 200 boats
- Over 300 prestigious houses and apartments completed to date
- Outstanding restaurant and hospitality facilities
- On site retail offering
- Residential care facility by Barchester
- Lakeshore 20 acre residential park home by Arbor Living
- Fishing Lodges
- David Lloyd indoor leisure and tennis centre
- Woodcocks public house and restaurant

## Site Available

The site available consists of a total of approximately 9.97 acres (4.03 hectares) of prime canal side land. Interested parties must confirm areas prior to purchase.



## Planning Permission

A comprehensive planning history is available for the site. The original permission for the development of part for a hotel, has expired.

### PLAN 1

The most relevant current approval is:

**130050** - Outline Approval for extra care housing up to 100 units dated 8/8/13 (Note. This application included other outline and full approvals on adjacent land).

**134630** - Reserved Matters Approval for 100 extra care dwellings, visitors centre and associated works (planning permission **130050**) dated 30/9/16.

**138861** - Certificate of Lawful Use of development dated 28/3/19. This certified that the extra housing permission, due to lack of a legally binding agreement or relevant planning conditions, was considered to be falling within Class C3 (dwelling houses without restriction)

The granted extant permission does not include an affordable housing element or a CIL payment.

### PLAN 2

**145475** - A planning application is currently pending for the erection of 66 residential dwellings (open market), with associated access, paving and landscaping. The application is awaiting agreement on the level of S106 contributions for affordable housing and other payments, prior to a planning committee decision.

The current position on the application (**145475**) is available on the West Lindsey District Council planning portal.

Interested parties should satisfy themselves on the current permission and any other alternative permissions required before proceeding.





## Tenure

The property will be sold on the balance of a 999 year lease (approximately 25 years expired) at a nominal ground rent. The lease includes an obligation to contribute to the maintenance of the services provided by the freeholders, such as onsite security and private estate roads.

## Services/ Further Information

We are informed that all mains services are or can be made available to the site.

## Site Investigation

Interested parties should satisfy themselves as to the availability of services. Site investigation information is available.

## Price

Offers invited.

## Contacts / Viewings

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March 2025







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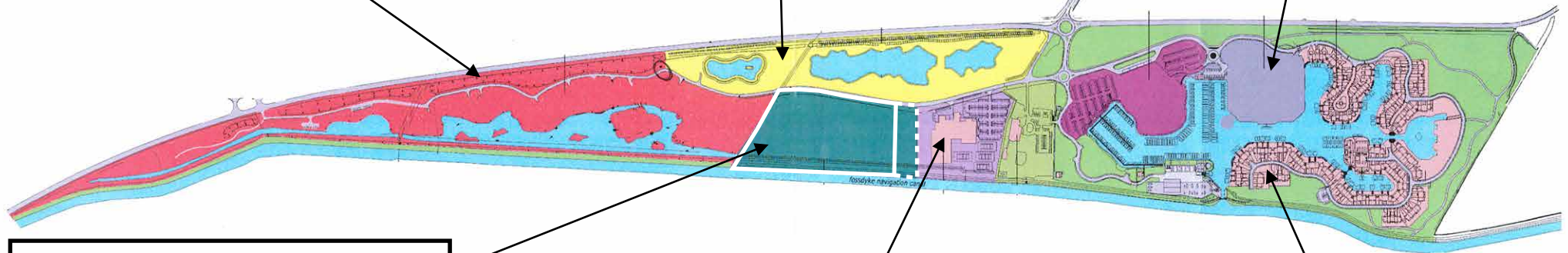
ARBOR LIVING RESIDENTIAL PARK



FISHING LAKES & LODGES



BURTON WATERS MARINA



RESIDENTIAL LAND FOR SALE

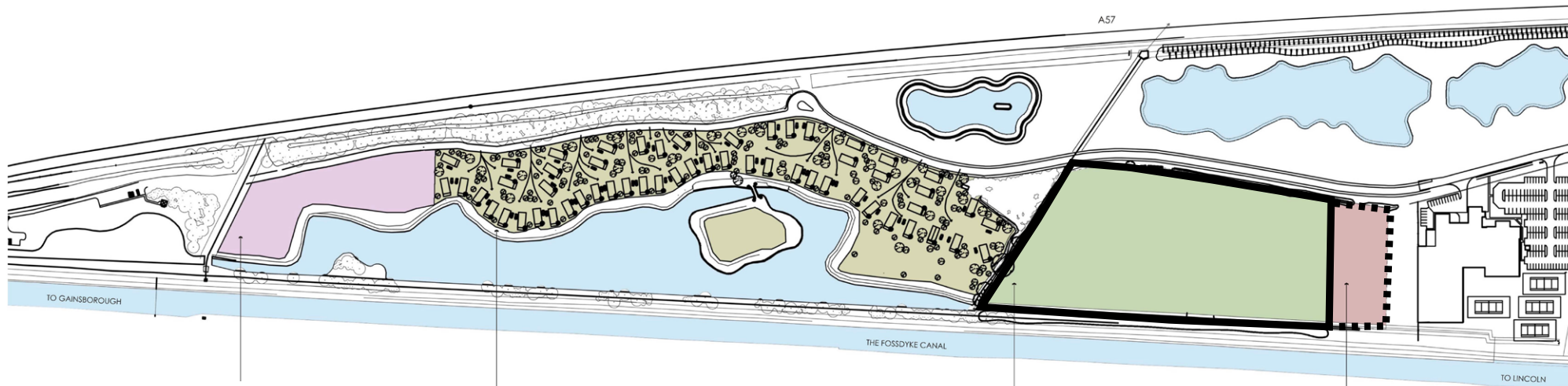


DAVID LLOYD HEALTH & FITNESS



BURTON WATERS MARINA





FUTURE HOLIDAY LODGE SITE

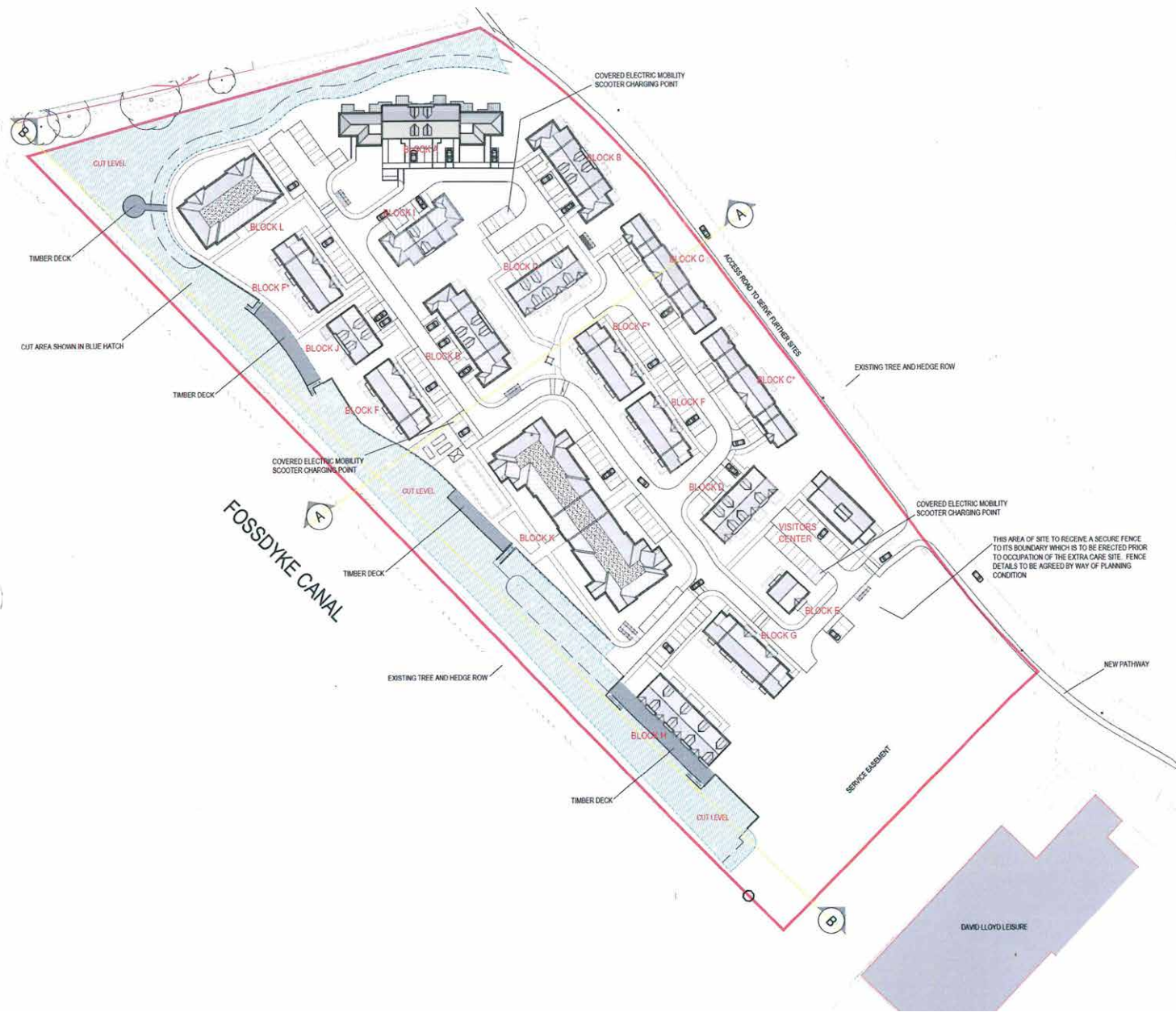
PARK HOME SITE (ARBOR LIVING)

RESIDENTIAL LAND FOR SALE

POTENTIAL HOTEL SITE (OR POTENTIAL ADDITIONAL RESIDENTIAL)

- PARK HOME SITE
- HOLIDAY LODGE SITE
- RESIDENTIAL LAND
- POTENTIAL HOTEL SITE





PLAN 1  
 APPROVED EXTANT PLANNING SCHEME FOR 100 EXTRA CARE UNITS





PLAN 2  
66 DWELLINGS (PLANNING APPLICATION PENDING)

David Lloyd Leisure



