

penrose commercial

For Sale

Burton Waters, Lincoln

Total of 10 acres (4.05 hectares) of land with detailed planning permission for 66 detached houses.

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 by rail within 2 hours with frequent daily services from Lincolns central main line station. For trips further afield, East Midlands airport lies 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 one of the country's most prestigious purpose built inland marinas.

A modern lock system links the marina to the Fossdyke canal, which is understood to be the oldest navigable man-made waterway, still in use today in the UK. Dating back to Roman times, the Fossdyke 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 craft
- Over 350 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
- Marstons Inn Hotel and Public House
- David Lloyd indoor leisure and tennis centre
- Woodcocks public house and restaurant

SITE AVAILABLE

The site available consists of a total of approximately 10.00 acres (4.05 hectares) of prime canal side land.





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The Ergo, Bridgehead Business Park
Meadow Road, Hessle, HU13 0GD

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PLANNING HISTORY AND PERMISSIONS

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

SEPTEMBER 2016

Application 134630 – Reserved Matters Approval for 100 extra care dwellings, visitors centre and associated works (relating to planning permission **130050)**

OCTOBER 2026

Application 145475. Detailed planning approval granted for the erection of 66 dwellings subject to S106 agreement.

The planning approval permits the sale and occupation of 49 dwellings before the affordable housing viability review mechanism is triggered.

A copy of the planning approval and legal agreement is available from Penrose Commercial.

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

HOUSING SCHEME

The planning approval is based on a detailed design submitted by the vendor in conjunction with Rippon Homes (now in liquidation). The proposals include reconturing of the site by the incorporation of a cut and fill exercise. As part of the sale the vendors will provide the required fill to comply with the planning conditions.

TENURE

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





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

SITE INVESTIGATION
Site investigation information is available.

PLANS AND PHOTOGRAPHS
For identification only and should not be relied on. Purchasers should confirm site boundaries with title information.

PRICE
£3.5 Million plus VAT

CONTACTS / VIEWINGS

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November 2026







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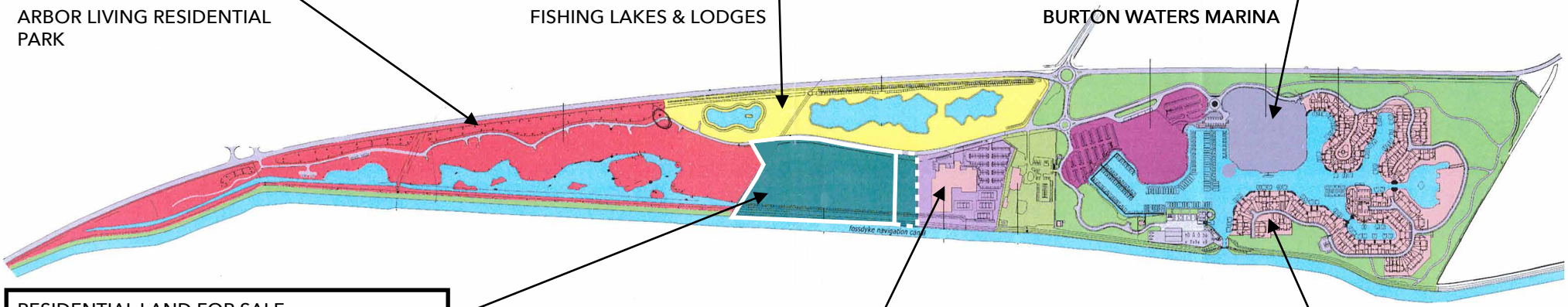
ARBOR LIVING RESIDENTIAL PARK



FISHING LAKES & LODGES



BURTON WATERS MARINA



RESIDENTIAL LAND FOR SALE



DAVID LLOYD HEALTH & FITNESS



BURTON WATERS MARINA

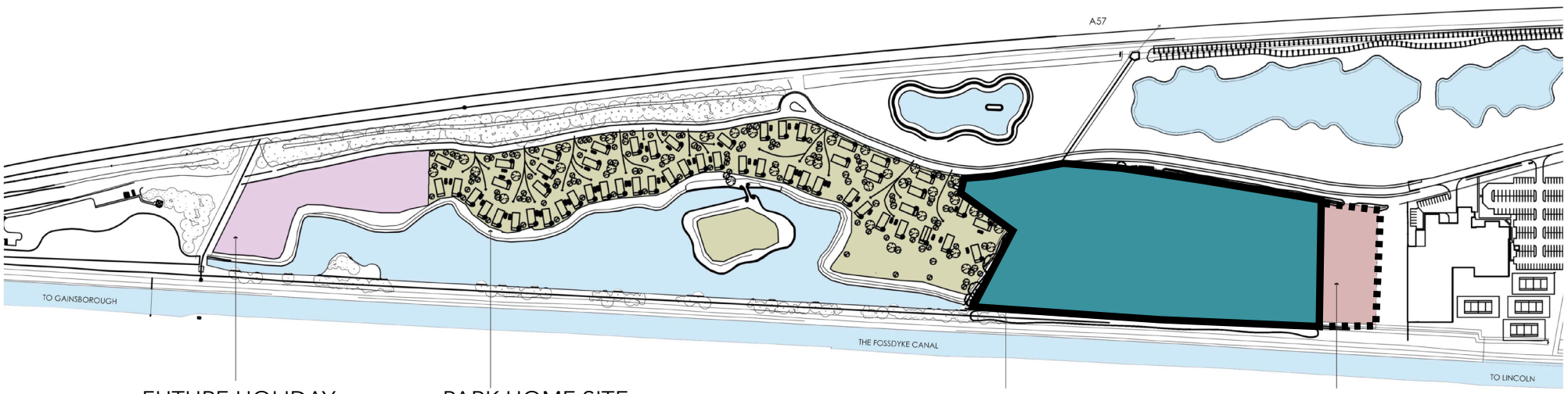


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FUTURE HOLIDAY LODGE SITE

PARK HOME SITE (ARBOR LIVING)

RESIDENTIAL LAND FOR SALE

EXPIRED HOTEL APPROVAL (POTENTIAL FURTHER RESIDENTIAL DEVELOPMENT SUBJECT TO PLANNING)

- PARK HOME SITE
- HOLIDAY LODGE SITE
- RESIDENTIAL LAND
- EXPIRED HOTEL APPROVAL

POTENTIAL HOTEL SITE (OR POTENTIAL ADDITIONAL RESIDENTIAL)

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DETAILED LAYOUT OF APPROVED SCHEME

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