



Number 26/02.02 P/102

PLEASE NOTE:  
DRAWINGS BASED OFF OS Map,  
ESTATE AGENT DRAWINGS &  
DIMENSIONS SUPPLIED BY THE  
CLIENT. A FULL MEASURED SURVEY  
IS REQUIRED FOR AN ACCURATE  
REPRESENTATION OF THE EXISTING  
FLOOR PLANS BEFORE DETAILED  
DESIGN CAN BEGIN.

© Copyright 2025

ARCHITECT <http://www.noel-isherwood.com>  
07891 776251

**NOEL  
ISHERWOOD  
ARCHITECTS**

Job 108 Yarborough Rd,  
Lincoln,  
.....

**PROPERTY DIVISION**

Drawing PROPOSED SITE DIVISION

Number 26/02.02 P/102

Rev. \_

Scale 1:200

Date 27.01.2026	Drawn by RH	Sheet Size
Director NIA		@ A4

**Land & Development in LN1**

Yarborough Road, Lincoln, Lincolnshire,  
LN1 1HR

**£22,500** Starting Bid

Tenure

**Freehold**

**Property features**

- ✓ Excellent opportunity to acquire a parcel of land with future potential
- ✓ Within easy reach of local amenities and transport links
- ✓ Immediate exchange of contracts ` available
- ✓ Viewings Recommended
- ✓ Being sold via `Secure sale`

## Description

For sale via secure sale online bidding - terms and conditions apply.

Land to the Rear of 108 Yarborough Road, Land offered for sale by auction, with potential for development subject to the necessary planning permission.

Please note we have not inspected this property.

Price: Starting Bid £22,500

Property Type: Land & Development

Business Type: Other/Unspecified

Parking: None

## **Location**

The site is located a short distance from Lincoln City Centre. The historic city of Lincoln boasts a blend of modern amenities and rich heritage. Its High Street features a variety of shops, department stores, banking services, and a multiplex cinema. Visitors can also enjoy the Marina and Art Gallery. The iconic Steep Hill ascends to the Uphill area, home to charming boutiques, bistros, the Castle, Cathedral, and the esteemed Bishop Grosseteste University.

---

## **Site**

We have been advised the site measures 9.1 meters by 6.1 meters

---

## **Tenure**

Freehold, subject to title split.

---

## **Additional Information**

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Yarborough Road, Lincoln, Lincolnshire, LN1 1HR

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

