Palace Auctions London LOT 50



FREEHOLD AMENITY LAND · FOR SALE BY AUCTION · 28 OCTOBER 2026

Woodland and Former Railway Land

South of South Park, Lincoln LN5

GUIDE PRICE	AREA	TENURE	CITY CENTRE
£20,000	**6,877 sq m**	**Freehold**	**c. 1 mile**
plus VAT	c. 1.70 acres	vacant possession	Lincoln

A wooded strip of former railway land of about 1.7 acres on the edge of Lincoln's South Common, with a frontage to South Park Avenue – amenity, woodland and nature land about a mile from the city centre.

The land

A freehold parcel of about **6,877 sq m (1.70 acres)** of woodland and former railway land beside Lincoln's South Common, offered at a guide price of **£20,000 plus VAT**.

The land is the north-eastern section of the old railway line that runs across the South Common, south of South Park. It is a long wooded strip of about 25 m wide, running south-west for some 170–190 m from **South Park Avenue (A1434)** to the level of the Queen's Park play area, and widening at its north-eastern end into a triangle of land with a frontage to South Park Avenue. The strip is covered with mature trees and natural vegetation, with open common land on either side.

The lot is a **sale of part** of freehold title LL307252. The section of the old line further to the south-west remains in the title and is not included. The land will be transferred by a transfer of part with its own plan, prepared by the seller's solicitors.

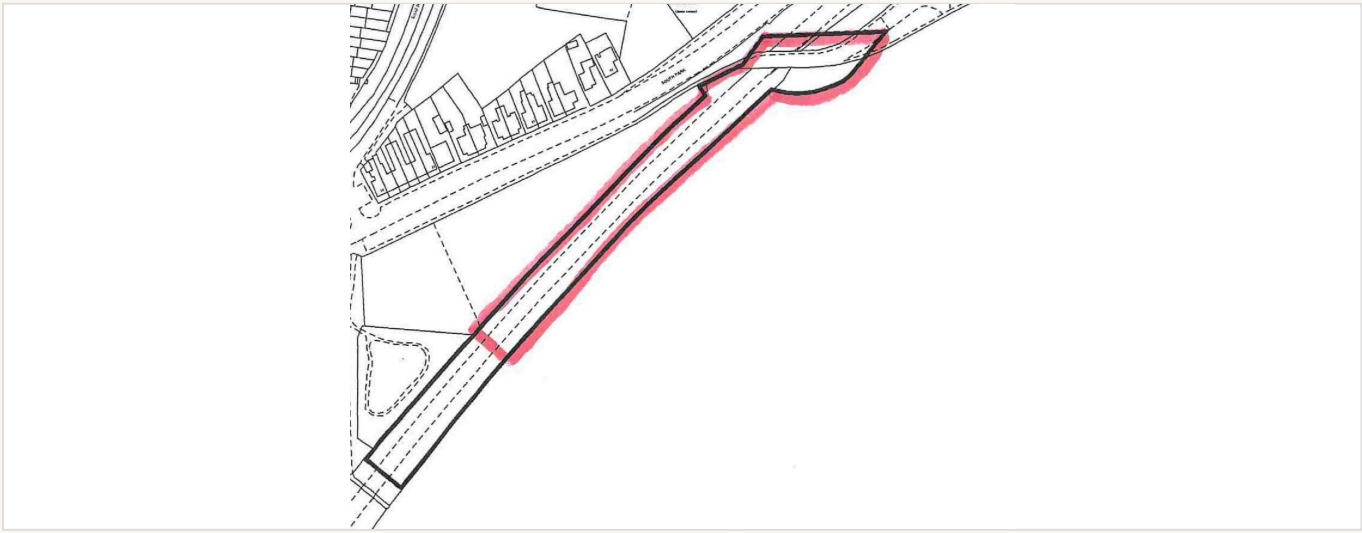
> About **1.7 acres** of freehold woodland on the edge of the South Common, with a frontage to South Park Avenue – suited to amenity, woodland, nature conservation or long-term holding, **subject to any consents**.

Key features

- About 1.70 acres (6,877 sq m), freehold
- Guide price £20,000 plus VAT
- Wooded former railway land
- Frontage to South Park Avenue (A1434)
- Beside Lincoln's South Common
- About a mile from Lincoln city centre
- Vacant possession on completion
- Positioning plan with GPS coordinates available

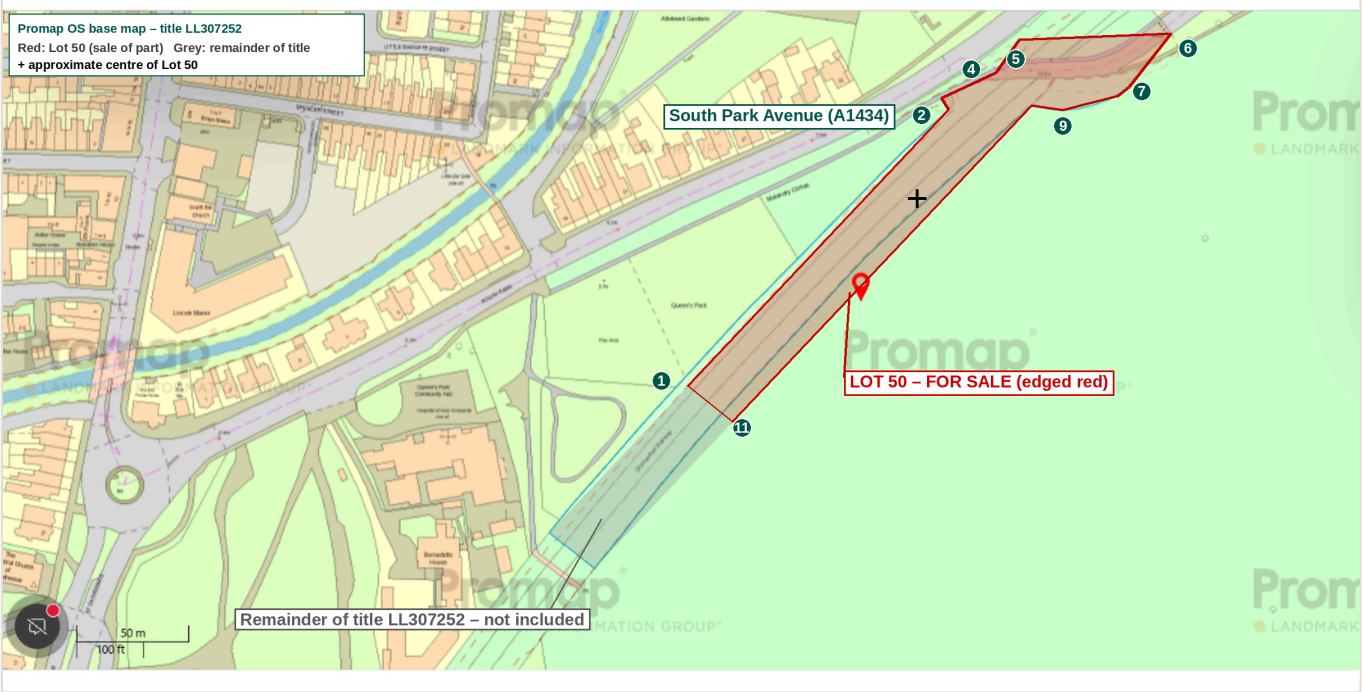
Summary

Area	c. 6,877 sq m / 1.70 acres (subject to survey)
Tenure	Freehold – part of title LL307252
Possession	Vacant
Approx. centre	53.2156, −0.5406 (SK 9755 6972)
Planning	None – any use subject to consent
Local authority	City of Lincoln Council
VAT	Payable on the price



HM Land Registry title plan LL307252 – the whole title is edged black and the part for sale is marked red. For identification only.

Location plan



Lot 50 edged red on Ordnance Survey mapping (Promap); the grey section is the remainder of the title and is not included. A two-page positioning plan with corner coordinates is available. Not to scale.

Location

The land lies on the edge of the South Common, one of Lincoln's historic open spaces, south of South Park and South Park Avenue, about a mile south of the city centre and its shops, the Cathedral Quarter and the Brayford waterfront.

- Lincoln Central station under a mile away
- A15 and A46 Lincoln bypass within easy reach
- Queen's Park and its play area close by

Planning and use

There is no planning permission. The land may suit amenity, woodland, nature conservation or community use, or a long-term holding. Any change of use or development is subject to consent from the City of Lincoln Council under the Central Lincolnshire Local Plan.

Buyers must make their own enquiries about access, any common land, open space, tree protection or wildlife designations, and the rights and covenants in the transfer of part.

Auction information

Date and venue	Wednesday 28 October 2026 at 1.00 pm, The St James Room, Claridge's, Brook Street, Mayfair, London W1K 4HR – Lot 50
How to bid	In the room, online, by telephone or by proxy, after registration and anti-money laundering checks (two forms of ID required). Online bidders pay a refundable £2,000 security deposit
Guide price	£20,000
Tenure	Freehold, part of title LL307252, with vacant possession on completion
VAT	VAT is payable on the sale price, in addition to the buyer's costs below
Legal pack	Available to registered bidders, with the addendum. Buyers must check the transfer plan, access, rights, covenants and planning
Viewing	The land may be viewed from the adjoining public land at any reasonable time in daylight hours, at the viewer's own risk

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price (minimum £3,000)	On exchange at the auction
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Any other charges payable by the buyer are set out in the Special Conditions of Sale and the addendum.

Guide price and important notice

The guide price is an indication of the seller's current minimum acceptable price at auction; the reserve will not exceed a single-figure guide by more than 10%, and both may change up to the auction. These particulars are a general guide and do not form part of any contract. Areas, distances, coordinates and boundaries are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries; the transfer plan prevails. No assurance is given that any change of use or development will be permitted. Plans and photographs are for identification only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale. The contract is unconditional and exchange takes place on the fall of the hammer.

Palace Auctions London · 11 Old Bond Street, Mayfair, London W1S 4PN
T 020 7101 3647 · Mobile/WhatsApp 07971 033276 · sales@palaceauctions.com · palaceauctions.com
Edward Swindells (Auctioneer) · Tom Barrett (Sales Director) · Bridgett D Dickens (Senior Negotiator, 07843 656447)

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