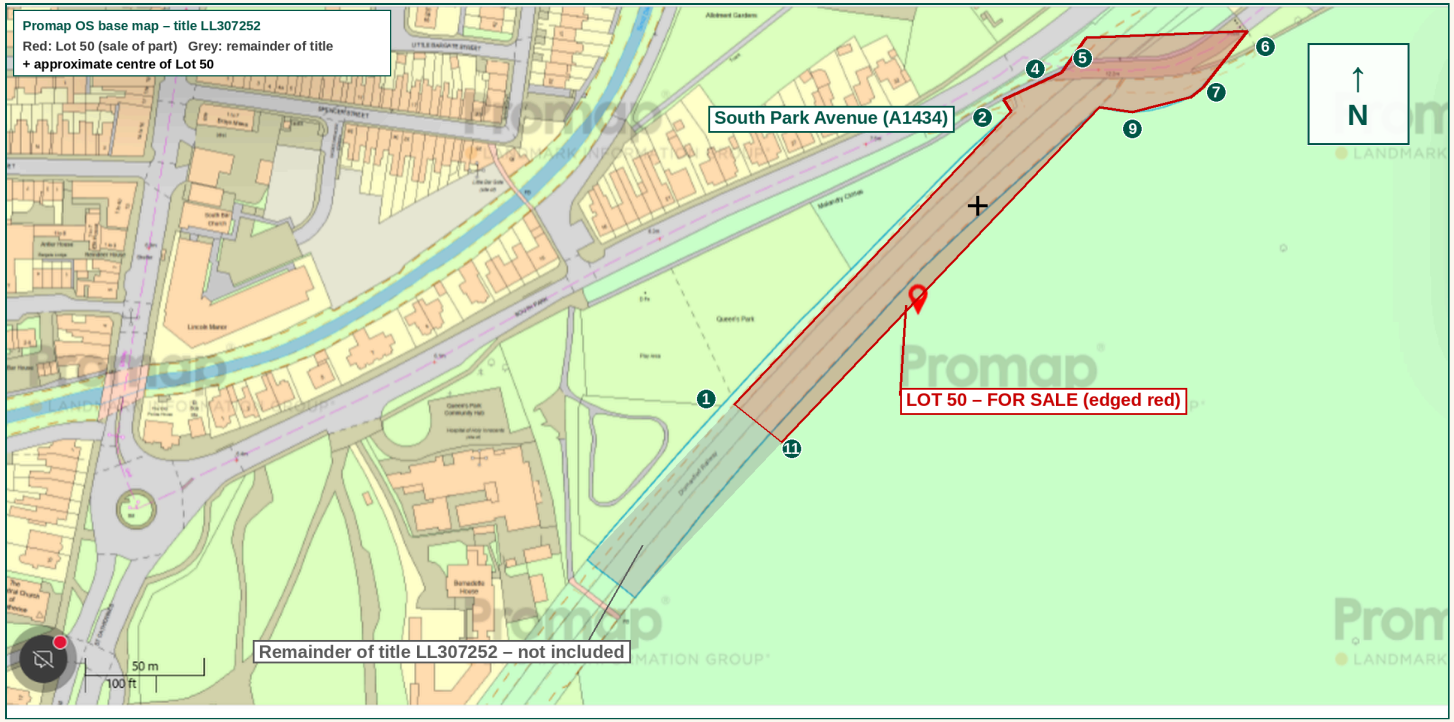
Lot 50 Positioning Plan

Amenity land, disused railway and woodland,

south of South Park, Lincoln LN5

Auction 28 October 2026



Lot 50 at a glance

Area	c. 6,877 sq m (1.70 acres) as stated; c. 6,700 sq m scaled from the plan
Shape	Strip c. 170–190 m long and c. 25 m wide, widening to a triangle (c. 67 m frontage) at South Park Avenue
Approx. centre (GPS)	**53.2156, -0.5406** approximate – see accuracy note
Approx. centre (OS grid)	SK 497550 369722
Title	Part of LL307252 (freehold) – sale of part
Guide price	£20,000 plus VAT

Aerial – Lot 50 outlined in red



Lot 50 edged red; the green-edged section to the south-west is the remainder of the title and is not included.

Notes

Lot 50 is the **north-eastern section** of the former railway line (the old Lincolnshire Loop Line) running across the South Common, south of South Park, Lincoln. It runs south-west from **South Park Avenue (A1434)** to the level of Queen's Park, and includes the triangle of land beside South Park Avenue. The red edging shows the land for sale; the grey section to the south-west is the remainder of title LL307252 and **is not included**.

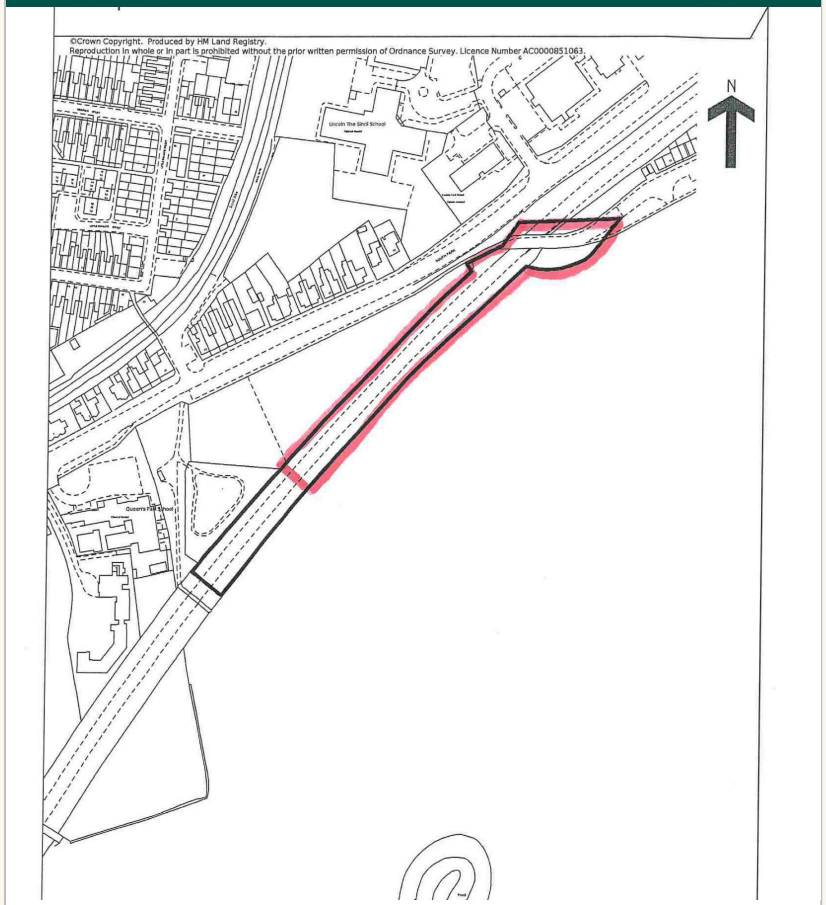
This is a **sale of part** of title LL307252 and the land will be transferred by a transfer of part with its own plan. The extent is taken from the title plan supplied, which is marked to show the part for sale, and prevails over this guide.

Base map: Promap (Landmark Information Group), Ordnance Survey mapping, search LL307252, viewed 20 October 2026. Scale bar 50 m. © Crown copyright and database rights. For identification only – not to scale as reproduced and not a boundary plan.

Lot 50 – Coordinates and Guidance for Bidders

Amenity land, disused railway and woodland, south of South Park, Lincoln LN5 · part of title LL307252

Title plan – part for sale edged red



HM Land Registry official copy of the title plan, LL307252 (1:2500, map reference SK9769NE). The whole title is edged black; the part for sale is marked red.

Point	Position	Easting	Northing	GPS (lat, long)
1	South-west end, north-west corner (Queen's Park side)	497448	369639	53.21489, -0.54214
2	North-west side, step near South Park Avenue	497564	369761	53.21596, -0.54037
4	North-west edge at South Park Avenue	497585	369778	53.21610, -0.54005
5	North corner, South Park Avenue	497596	369792	53.21623, -0.53989
6	North-east corner, South Park Avenue	497663	369795	53.21624, -0.53888
7	East side of the north-east triangle	497644	369771	53.21604, -0.53917
9	South-east, foot of the curved boundary	497615	369761	53.21595, -0.53961
11	South-west end, south-east corner	497468	369623	53.21474, -0.54185
Approximate centre		**497550**	**369722**	**53.21561, -0.54059**

Points are numbered on the plan on page 1. Ordnance Survey National Grid (OSGB36) and WGS84 (GPS). Approximate side lengths: north-west side c. 168 m, south-east side c. 193 m, south-west end c. 25 m, north-east edge at South Park Avenue c. 67 m.

How to find the land

1. Head for **South Park Avenue (A1434), Lincoln**, opposite the houses east of the junction with South Park and the Athena School.
2. The north-east corner of Lot 50 is on the south side of South Park Avenue, where the old railway line meets the road.
3. The wooded strip runs south-west across the South Common to the level of the Queen's Park play area.
4. Enter **53.2156, -0.5406** in Google Maps to see the centre of the land on the satellite view.

Accuracy and important notes

Accuracy: coordinates are scaled from Ordnance Survey mapping and referenced to a recorded grid point at South Park, to within about **±15–20 m**. They are a guide to position, not for setting out.

Boundaries: not a boundary or measured plan. The transfer plan in the legal pack prevails; HM Land Registry boundaries are general boundaries only.

Access and planning: buyers must check rights of access, any common land, open space or tree protection designations, and planning with the City of Lincoln Council before bidding.

Sources

HM Land Registry title plan LL307252; Promap (Landmark Information Group) Ordnance Survey mapping, 20 October 2026; aerial plan from the Lot 50 particulars; grid reference SK 97338 69564 (Bernadette House, South Park) from the Lincolnshire Heritage Explorer, record ELI7035; OSGB36 to WGS84 conversion by the Ordnance Survey Helmert transformation. © Crown copyright and database rights.