



## Building Plot, Linwood Road

| Market Rasen | Lincolnshire | LN8 3QE

Guide Price £115,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# Building Plot

Linwood Road |

Market Rasen | Lincolnshire | LN8 3QE

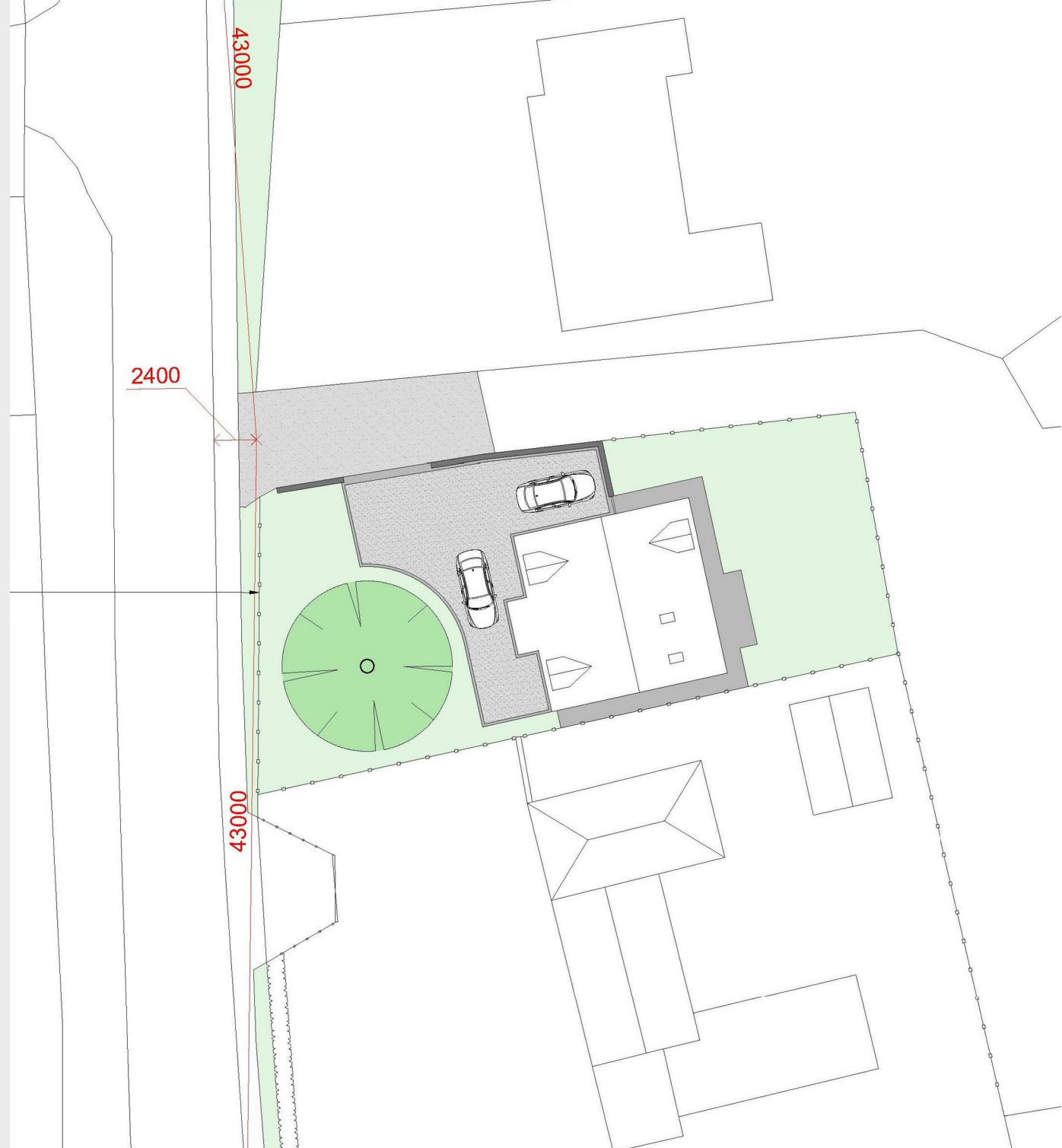
Guide Price £115,000

A Building Plot approx. 0.148 of an acre with Outline Planning Permission for the erection of a 1 dwelling on the edge of the popular town of Market Rasen.

- Valuable Single Building Plot
- Outline Planning Permission for single dwelling
- WLDC Planning Application Number: 146605
- Popular Rural Lincolnshire Market Town

## Description

A unique opportunity to acquire a building plot (approximately 0.15 acres subject to survey) with the benefit of Outline Planning Permission for the erection of 1no. detached dwelling in the Lincolnshire market town of Market Rasen.



### Location

Market Rasen is a traditional market town and lies approximately 17 miles north-east of Lincoln and 20 miles south of Grimsby, both boasting useful transport links. The property is walking distance from the town centre which offers a range of facilities, amenities and shops, plus both primary and secondary schools.

### Planning

The land, most recently in amenity use, is being sold with the benefit of a Outline Planning Permission (access to be considered and not reserved for subsequent applications), reference number: 146605 (West Lindsey District Council dated 20/11/2023) for 1no. detached dwelling. The development shall be carried out (with the exception of detail matters referred to by the conditions of the Outline consent) in accordance with the approved drawings (per the planning information) as published for identification purposes in these Particulars of Sale.

Full planning information is available via the Selling Agent or on the West Lindsey District Council Planning Application Database.

### Services

Mains services are believed to be in close proximity to the property. A water connection is in existence, this would need metering separately. Prospective purchasers should make their own enquiries in this regard.

### Community Infrastructure Levy

The purchaser shall be liable for the Community Infrastructure Levy (where applicable).

### Boundaries & Access

The purchaser will be responsible for the construction of access into the plot (by provision of a Right of Way to be formalised, shown edged brown on the enclosed plan). In addition, the purchaser will be responsible for establishment of the plot boundaries.

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

### Plans

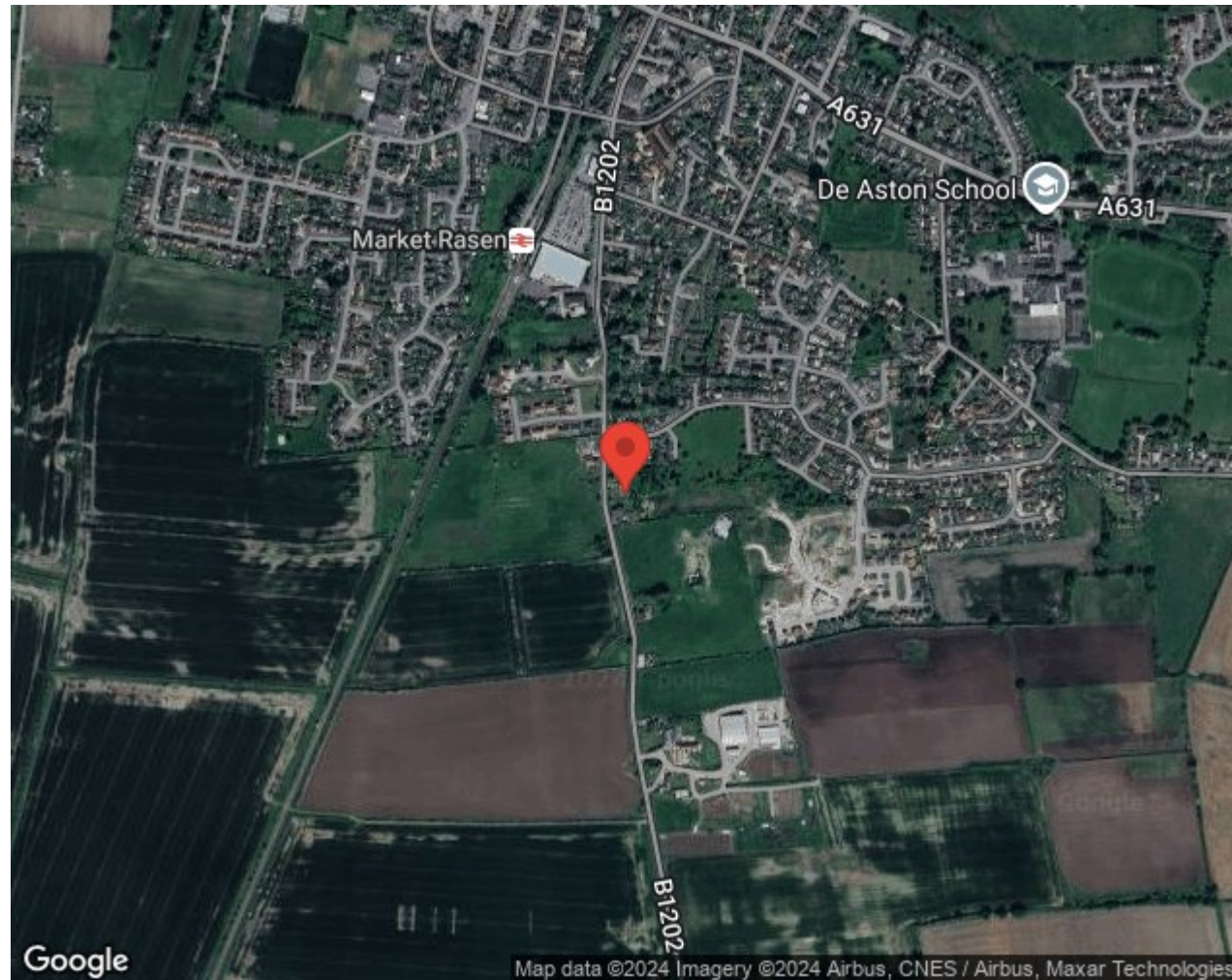
The plans as published are for Identification purposes only and are Not to Scale.

### Buyer Identity Check

Prospective purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

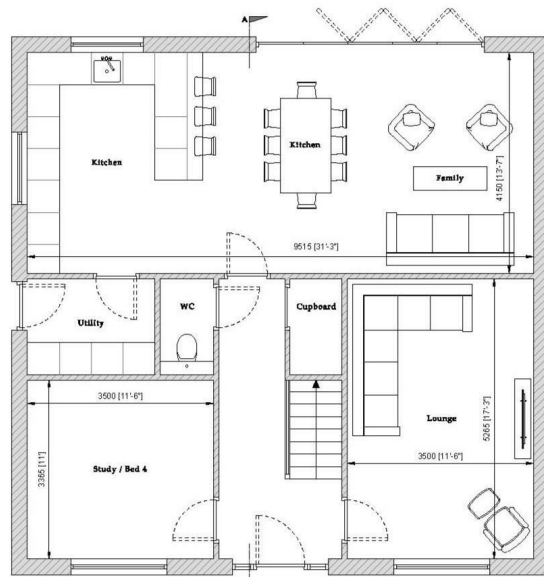
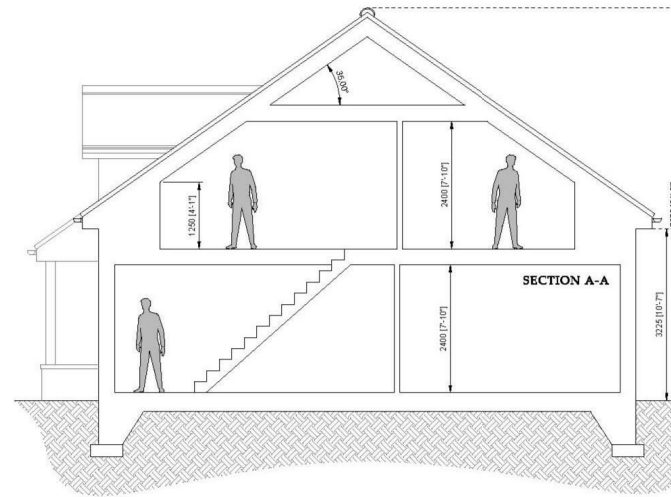
### Viewing

Interested parties are permitted to view the property on foot, during daylight hours with a set of sale particulars to hand.

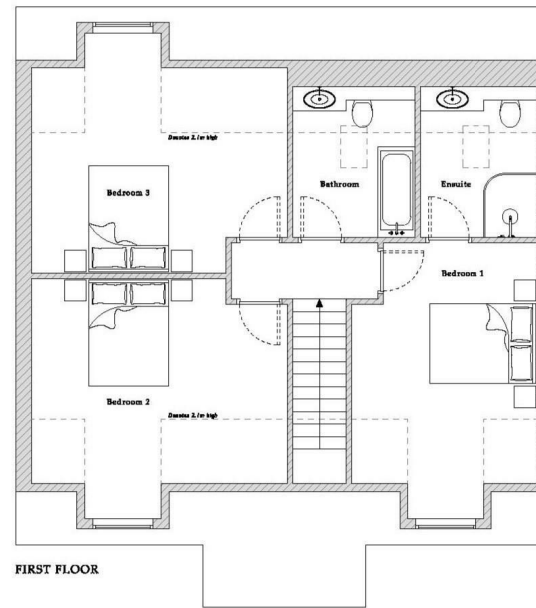




FRONT / WESTERN ELEVATION



GROUND FLOOR  
External area 102m<sup>2</sup>/1097 sq ft  
Internal area 90m<sup>2</sup>/968 sq ft



FIRST FLOOR



P  
L  
C  
S  
C  
S  
C  
T

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk

Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.