



ess Crossing:  
 Domestic) Crossing.  
 type 1 sub-base to Clause 1:2 (N.B. Where the CBR value  
 ade is below 1.5& an approved geosynthetic layer to  
 will be required to be placed on the sub-grade). On

# Land at Hillbrow, Mill Road

| Market Rasen | Lincolnshire | LN8 3BP

Guide Price £180,000



## Perkins George Mawer & Co.

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

# Land at Hillbrow, Mill Road (with Planning Permission)

Market Rasen | Lincolnshire | LN8 3BP

Guide Price £180,000

Building plots with Outline Planning Permission (WLDC No. 145996) for erection of 4no. dwellings, being two pairs of 3-bedroom, semi detached, two storey houses with garages, all on generous plots. Conveniently located in close proximity to Market Rasen Town Centre.

- Outline Planning Permission (WLDC Appln No, 145996)
- Permission granted for 4no. semi detached, 3-bedroom dwellings and garages
- Convenient for Market Rasen Town Centre
- Option to keep and renovate existing property

## GENERAL DESCRIPTION

Unique opportunity to acquire a building plot with the benefit of Outline Planning Permission (WLDC No. 145996) for the the erection of 4no. 3-bedroom dwellings with garages. The site currently accommodates a detached bungalow in poor condition, which would be demolished to allow for 4 generous sized plots.



## LOCATION

Market Rasen is a popular Market town approximately 18 miles from the City of Lincoln and about 20 miles from Grimsby. The town benefits from a wide range of amenities including a doctors surgery, variety of shops, leisure facilities and both primary and secondary schools.

## PLANNING PERMISSION

Outline Planning Permission was granted on 3rd April 2023 by West Lindsey District Council (WLDC), for the removal of the existing dwelling and erection of 4no, replacement dwellings. The dwellings comprise two pairs of semi detached, 2-storey houses with garages. The overall site is approximately 45 m deep and 33m wide in total, facilitating 4 good sized plots, with direct access off Mill Road. Approval of reserved matters must be applied for within 3 years of the date of permission. Further planning details can be found on the WLDC website, Application Number - 145996.

## HILLBROW

The existing dwelling on the plot is in poor state of repair, but affords potential purchasers the opportunity for renovation. The accommodation as is comprises total floor area of 133msq (1,403ftsq).

## SERVICES

The property benefits from mains drainage. Mains water and electricity are also connected to the site.

## BOUNDARIES/ACCESS

The site benefits from direct highway access on to Mill Road, Market Rasen. 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.

## COMMUNITY INFRASTRUCTURE LEVY

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

## PLANS

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

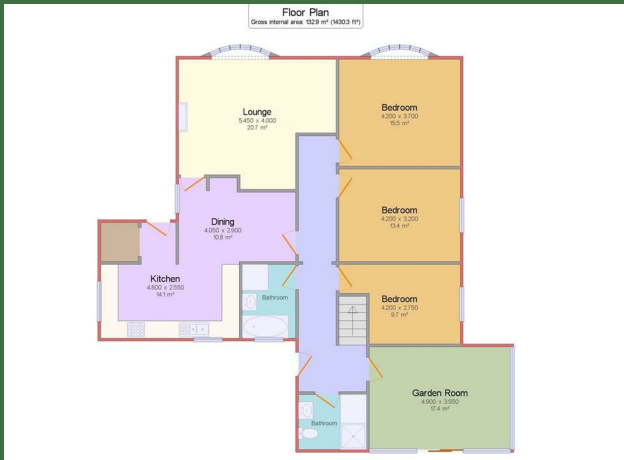
## BUYER IDENTITY CHECK

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

## VIEWING

Strictly by appointment through the Selling Agents.  
Perkins George Mawer & Co.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>22</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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**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.