



## Double Building Plot, Magna Mile

Ludford | Market Rasen | LN8 6AH

£150,000



Perkins George Mawer & Co.

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

# Double Building Plot

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Situated on the edge of The Lincolnshire Wolds Area of Outstanding Natural Beauty in the village of Ludford It has a Local Pub, Village Hall, Playing Field, Cafe and easy access through North Willingham, and Willingham Woods, a beautiful spot for walking and getting some fresh air with Market Rasen just beyond. In the town there are good First and Secondary Schools, Tesco Supermarket, Co-op Food Store and a great selection of Independent shops and services, there is also a Railway Station for anyone needing to travel further afield.

This is a Double Plot with Outline Planning Permission for Two Detached Bungalows - East Lindsey District Council Planning Number: N/108/02135/22

- Lincolnshire Wolds Village
- Outline Planning Permission
- Plans for Two Detached Bungalows
- Land Behind - Separate Negotiation

## Outline Planning

Decision Issued Date: 20th Feb 2023 - Subject to the Particulars of Decision. A copy of the planning details are available from the Selling Agent or via the ELDC Planning Portal. - East Lindsey N/108/02135/22 - Outline Planning Permission for Two Detached Bungalows

### 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. The purchaser will further be responsible for the southern boundary of the site.

### Services

Mains services are believed to be in close proximity to the plot. Prospective purchasers should make their own enquiries in this regard.

### Tenure and Possession

The land is Freehold. Vacant Possession will be granted on Completion.

### Method of Sale

The Land is offered For Sale by Private Treaty as a Whole.

### Plans

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

### Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

### Viewing

Prospective purchasers may view the property during daylight hours with a set of these Particulars of Sale to hand.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.