



Land to the Rear of Fairacre, Willingham Road

East Barkwith, Market Rasen, LN8 5RP



Book a Viewing!

£125,000

We are pleased to offer for sale this residential building plot, which has full planning permission for the erection of a Detached Chalet Bungalow. The land is situated in pleasant rural location within the popular village of East Barkwith, which is situated on the outskirts of the Lincolnshire Wolds within the East Lindsey District of Lincolnshire. **Full Planning Permission was granted on the 17th July 2024 by East Lindsey District Council – Application Number: S/044/00692/24.** We understand the residential building plot extends to approx. 0.65 acres. For further details and information please contact Mundys Estate Agents on 01673 847487.

Willingham Road, East Barkwith, Market Rasen, LN8 5RP



SERVICES - TBC

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - The site is understood to be held on a Freehold basis.

LOCATION

East Barkwith is a semi-rural village which lies just within the Lincolnshire Wolds an A.O.N.B. and is situated to the North East of the Historic Cathedral and University City of Lincoln. The village has a Post Office, Public House and Village Hall with easy access to the market towns of Market Rasen, Wragby, Louth and the city of Lincoln.

FULL PLANNING PERMISSION

Granted - 17th July 2024
Application Number: S/044/00692/24

PROPOSAL

Planning Permission - Erection of a bungalow and alterations to existing vehicular access.

LOCATION

FAIRACRE, WILLINGHAM ROAD, EAST BARKWITH, MARKET RASEN, LN8 5RP



PROPERTY DESCRIPTION

The proposed dwelling provides accommodation over two floors, comprising Open Plan Living, Dining & Kitchen Area, Ground Floor Bedroom & Shower Room, Utility Room & Study. To the first floor there are three further Bedrooms, with two En-Suites and En-Suite Bathroom to the Principal Bedroom.

In total the property extends to approx. 1903 Sq Feet/176.8 Sq M.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWN, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

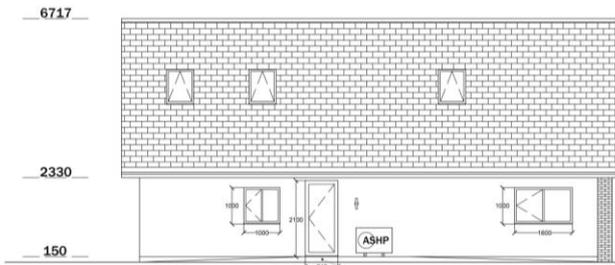
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

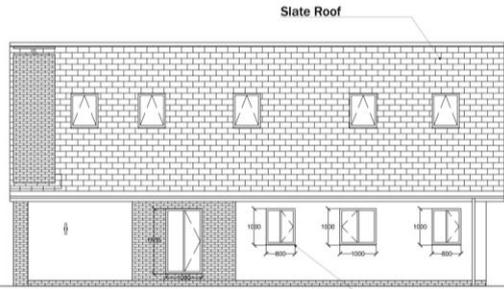
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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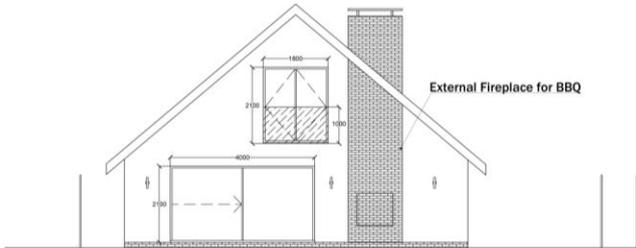




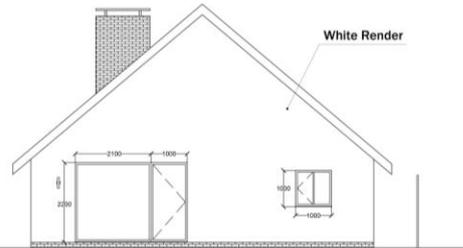
West Elevation



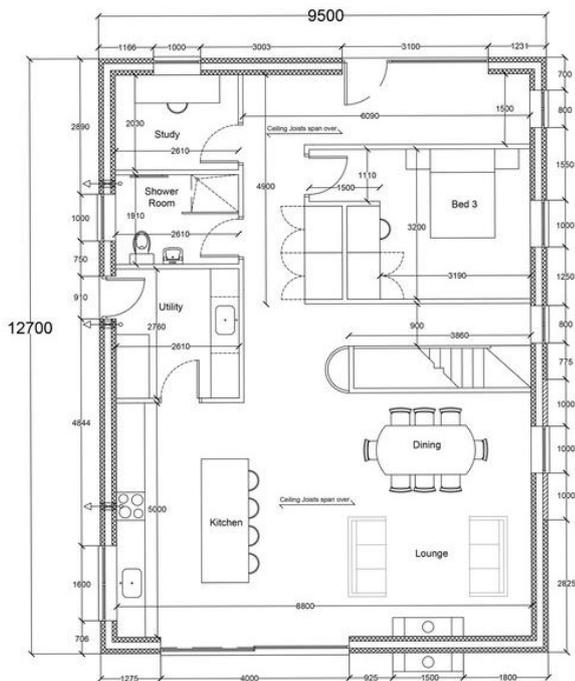
East Elevation



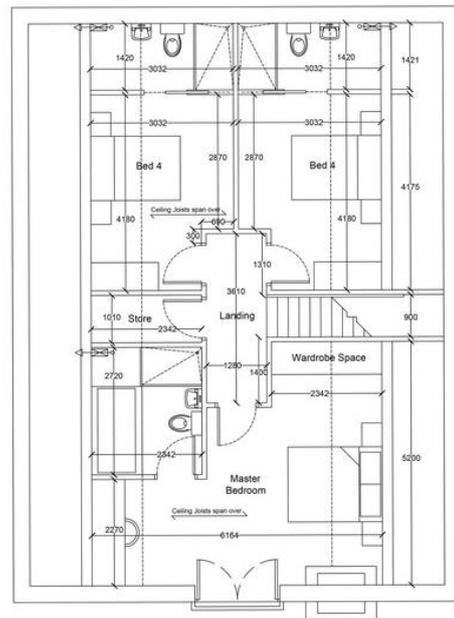
South Elevation



North Elevation



Ground Floor



First Floor

Notes:

Ground Floor Area:	105.6 Squ.m
First Floor Area:	71.2 Squ.m
Total Area:	176.8 Squ.m
	1903.05 Squ.ft

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

