



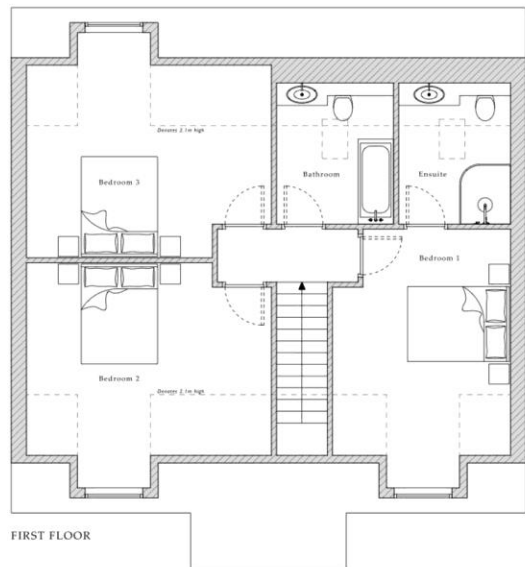
Building Plot, Linwood Road
Market Rasen, LN8 3QE



Book a Viewing!

£110,000

Market Rasen – Building plot located on the outskirts of the town with outline planning permission for the erection of one dwelling (Application No. 146605). The site occupies a non-estate position and remains within walking distance of the town centre and train station. Indicative plans show a dormer-style property offering flexible 3–4 bedroom accommodation.



Linwood Road, Market Rasen, LN8 3QE

COUNCIL TAX BAND – TBC

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guest houses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').

DESCRIPTION

A building plot located on the outskirts of Market Rasen, occupying a non-estate position whilst still being within walking distance of the town centre and train station.

The plot benefits from outline planning permission for the erection of one dwelling (Planning Application No. 146605). The current drawings indicate a detached dormer-style property designed to offer spacious and versatile accommodation.

The proposed layout comprises an entrance hall, lounge and an open plan kitchen, living and dining area with Bi-fold doors opening onto the garden. There is also provision for a utility room, ground floor WC and a further room which could be used as a bedroom or study.

To the first floor, the design allows for three double bedrooms, including a principal bedroom with en-suite, along with a family bathroom.

The site offers an opportunity for a self-build or development project within a convenient position close to local amenities, whilst enjoying a setting on the edge of the town.

PLANNING INFORMATION Planning Application Number: 146605

Application Type: Outline Planning Application

Application Date: 25/04/2023

Description: Outline planning application to erect 1 no. dwelling

Location: Land adjacent to Wodelyn House, Linwood Road, Market Rasen, LN8 3QE

Local Authority: West Lindsey District Council

WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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.

CWH, 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.

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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.

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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

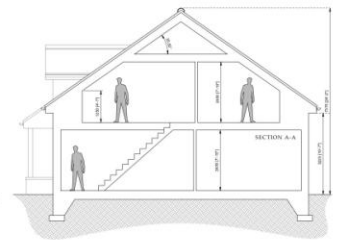
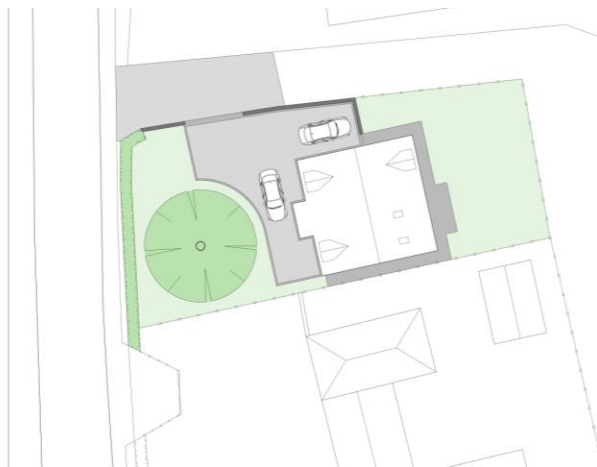
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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