

Building Plot, West Torrington, Market Rasen, LN8 5SQ

SERVICES

Mains Water & Electricity available in West Torrington.
There is no mains gas in the village.
Drainage to a water treatment plant would be required.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - The plot is available on a Freehold basis and is likely to be of interest to local Developers or Self-Builders.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Situated in a non-estate location within the quiet village of West Torrington, the site enjoys a peaceful rural setting while being conveniently located just a short drive from Market Rasen and Wragby. It also offers excellent access to the market town of Horncastle, the historic Cathedral City of Lincoln and the Lincolnshire Wolds market town of Louth.

DESCRIPTION

A fantastic opportunity to acquire a building plot measuring approximately 0.45 acres (subject to survey), with full planning permission granted for the construction of two detached three bedroom dwellings.

This generous sized plot provides ample space for the approved designs, with the potential to increase the size of the proposed dwellings, subject to obtaining the necessary planning consents.

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 - HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 the conveyancing services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Water and Calum 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 HomeBuyer 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

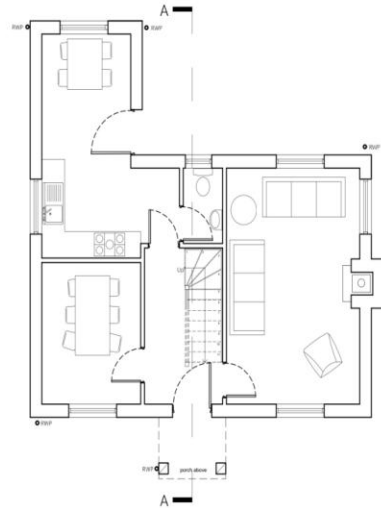
- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

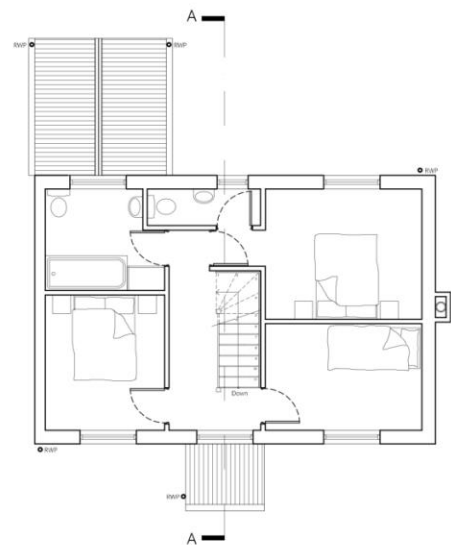
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents give notice that:

- 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.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

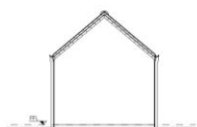
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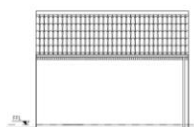
01 GROUND FLOOR PLAN
PA100 1:100



02 FIRST FLOOR PLAN
PA100 1:100



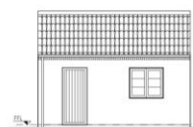
04 SOUTH EAST ELEVATION
PA101 1:100



03 SOUTH WEST ELEVATION
PA101 1:100



02 NORTH EAST ELEVATION
PA101 1:100



05 NORTH WEST ELEVATION
PA101 1:100



01 GARAGE FLOOR PLAN
PA101 1:100

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



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