



**16 Oxford Street,
Market Rasen, LN8 3AL**

Starting bid - £170,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000. An exciting opportunity to acquire a vast and characterful property, ideally positioned in the centre of Market Rasen - a popular market town on the edge of the Lincolnshire Wolds. The property is surrounded by a variety of local amenities, just a short walk from the market square, train station, and within walking distance of the well-known Market Rasen Racecourse. Offering approximately 275m² of internal accommodation and outbuildings, the property includes a former café to the front, comprising two large dining areas, an entrance hallway, and a kitchen area. To the rear, the building incorporates a three-bedroom residential home, with accommodation including a lounge, kitchen, conservatory, store, and stairs leading to a landing, three bedrooms, a bathroom, and an adjacent shower room. Beyond this is a further range of storerooms and traditional outbuildings, including a WC. These rear outbuildings were historically used as the town's butcher and baker premises, reflecting the property's varied and rich commercial heritage. This highly adaptable property presents a fantastic development opportunity - whether reinstating commercial use, converting to a single residential dwelling, or exploring the potential to develop into flats - all subject to the necessary planning permissions and building regulations. Viewing strictly by appointment.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX

Rear of 16-18 Oxford Street, Market Rasen - Band C (West Lindsey District Council)

Frontage - Non-domestic (see below)

Rateable Value

Frontage (Commercial Element): £1,975

Small Business Multiplier (2024/25): 49.9p in the £.

The property may qualify for Small Business Rates Relief depending on individual circumstances. Interested parties should make their own enquiries with West Lindsey District Council.

TENURE - Freehold.

LOCATION

Market Rasen is a well-located market town situated on the western edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). The town enjoys a good range of amenities, a railway station on the Grimsby-Lincoln-Nottingham line, and excellent access to Lincoln, Louth, and surrounding villages. The racecourse, golf club, and variety of independent shops and services make it a desirable and convenient place to live and invest.



ACCOMMODATION

SIDE ENTRNACE

INNER HALLWAY

FORMER DINING AREA
29' 6" x 12' 8" (8.99m x 3.86m)

FORMER KITCHEN
25' 5" x 7' 3" (7.75m x 2.21m)

FORMER DINING AREA
13' 11" x 9' 1" (4.24m x 2.77m)

WC

STORE
9' 10" x 9' 1" (3m x 2.77m)

STORE
9' 10" x 9' 2" (3m x 2.79m)

KITCHEN
13' 7" x 13' 0" (4.14m x 3.96m)

LOUNGE
14' 1" x 13' 0" (4.29m x 3.96m)

CONSERVATORY
13' 0" x 7' 9" (3.96m x 2.36m)

STORE
9' 11" x 6' 3" (3.02m x 1.91m)

FIRST FLOOR LANDING

BEDROOM
14' 2" x 14' 1" (4.32m x 4.29m)

BEDROOM
14' 1" x 8' 6" (4.29m x 2.59m)

BEDROOM
14' 1" x 11' 1" (4.29m x 3.38m)

STORE
41' 7" x 9' 1" (12.69m x 2.77m)

BATHROOM
6' 6" x 9' 3" (1.98m x 2.82m)

SHOWER ROOM
8' 2" x 5' 9" (2.49m x 1.75m)

STORE
4' 0" x 7' 9" (1.241m x 2.36m)

STORE
10' 0" x 9' 2" (3.05m x 2.79m)





AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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

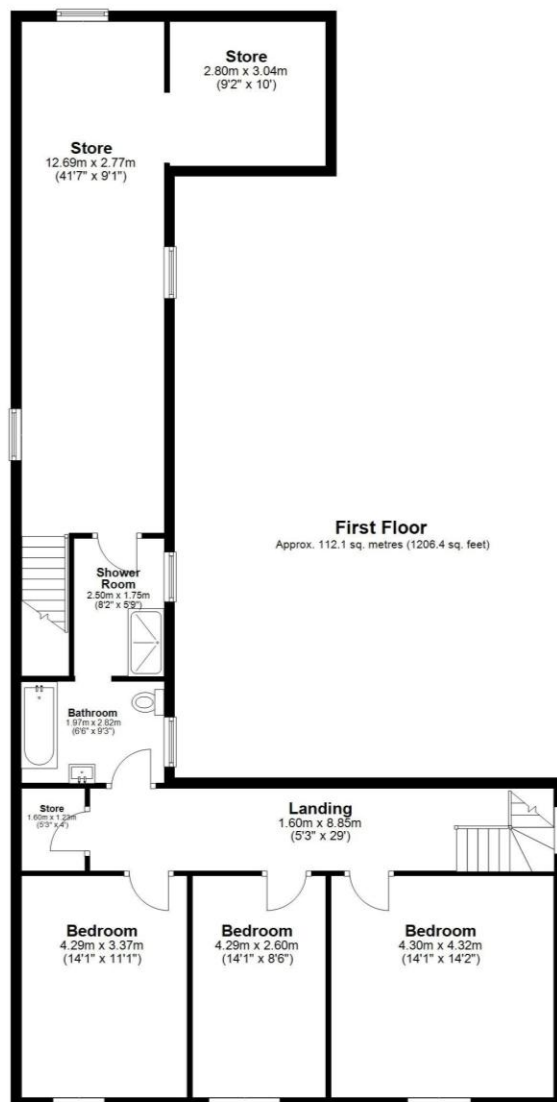
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy 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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Ground Floor

Approx. 163.2 sq. metres (1756.2 sq. feet)



Total area: approx. 275.2 sq. metres (2962.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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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