

Market Rasen – Gordon Field, Lincolnshire LN8 3AD

Freehold Former Health Clinic with Residential Development Opportunity

Planning approved for demolition and erection of 5 houses (2 x 2-Bed, 2 x 3-Bed and 1 x 4-Bed)



**BLUE ALPINE**

PROPERTY CONSULTANTS





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### Investment Consideration:

- Purchase Price: £250,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises part-one part-two storey former health centre
- Total existing GIA: 536 sq m (5,770 sq ft)
- Planning approved in April 2024 for demolition and erection of 5 houses (2 semi-detached and 3 terraced)
- Total approved GIA: 532 sq m (5,725 sq ft)
- Market Rasen station is a short walk to the south-east and provides EMR services to Leicester, Newark and Nottingham
- Within 2min drive from Tesco Superstore and Petrol Station
- Retail occupiers on Market Rasen High Street include Boots pharmacy, Fitness, Restaurant`s, Bakery, Veterinary and more.



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### Property Description:

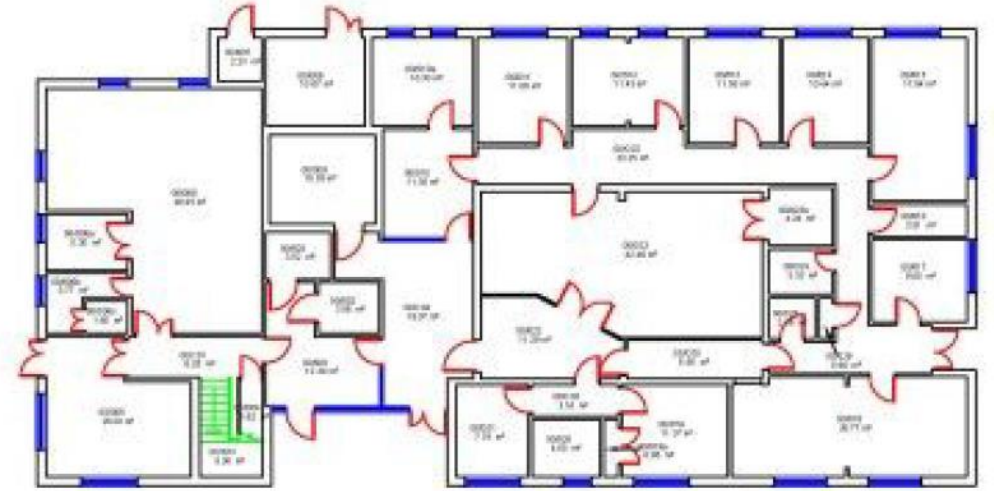
Comprises part-one, part-two storey former health clinic with parking on a plot of land (approx. 0.25 acres), providing the following accommodation and dimensions:

Ground Floor: reception, treatment rooms, offices, kitchen, wc

First Floor: offices, kitchenette, store, wc

Total GIA: 536 sq m (5,772 sq ft)

Total Site Area: 994 sq m (10,702 sq ft)



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### Development Opportunity:

Planning approved in April 2024 for demolition of existing building and erection of 5 new residential houses (C3), including 3 terraced and 2 semi-detached.

For more information, please refer to West Lindsey Planning Portal with Planning Ref: 147973 <https://www.west-lindsey.gov.uk/planning-building-control/planning>

#### Terraced

Plot 1: 108 sq m (1,162 sq ft)

3 bedrooms, kitchen, living, dining, bathroom, wc

Plot 2: 84 sq m (904 sq ft)

2 bedrooms, kitchen, living/dining, bathroom, wc

Plot 3: 84 sq m (904 sq ft)

2 bedrooms, kitchen, living/dining, bathroom, wc

#### Semi-Detached

Plot 4: 108 sq m (1,162 sq ft)

3 bedrooms, kitchen/dining, lounge, bathroom, wc

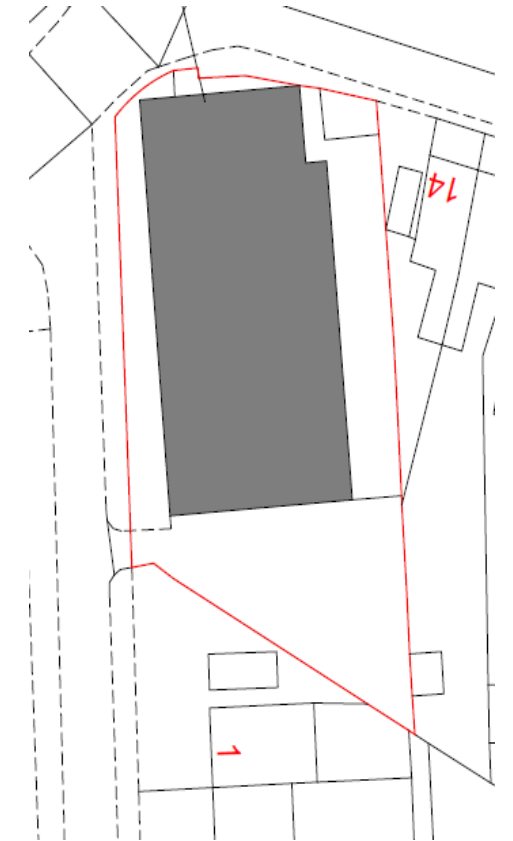
Plot 5: 148 sq m (1,593 sq ft)

4 bedrooms, kitchen/dining, lounge, snug, 2 bathrooms, wc

Total GIA: 532 sq m (5,725 sq ft)



Approved



Existing



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Approved Elevations Semi-Detached

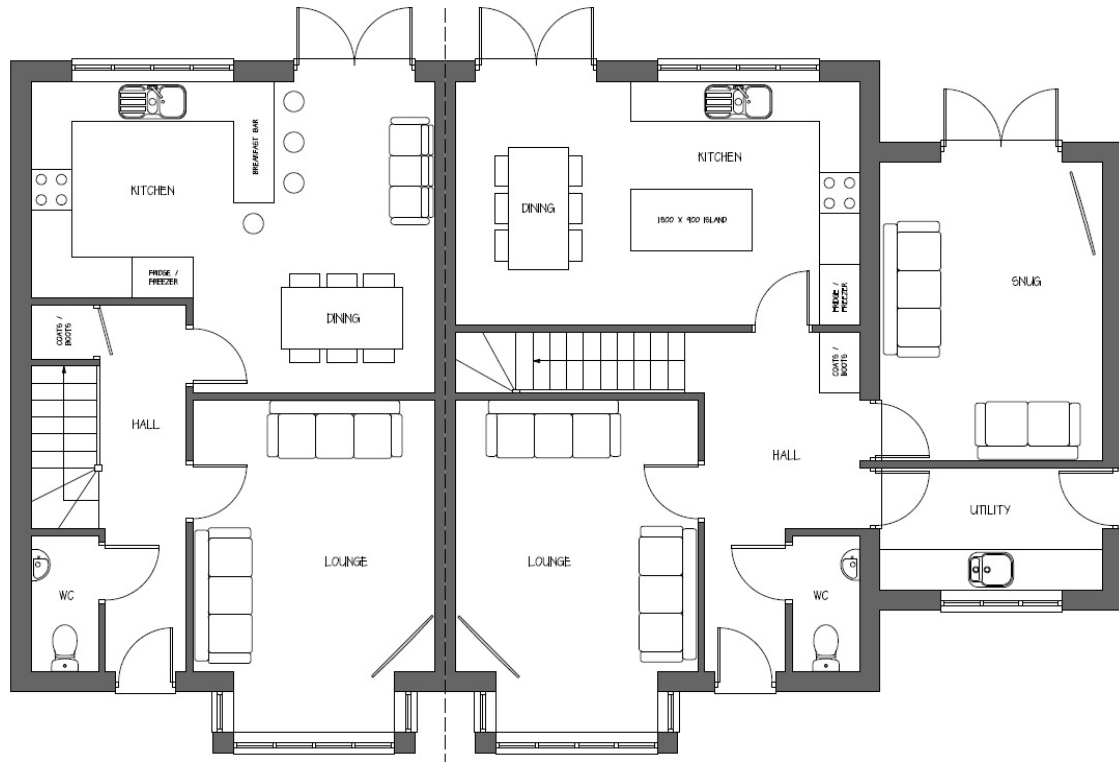


Approved Elevations Terraced

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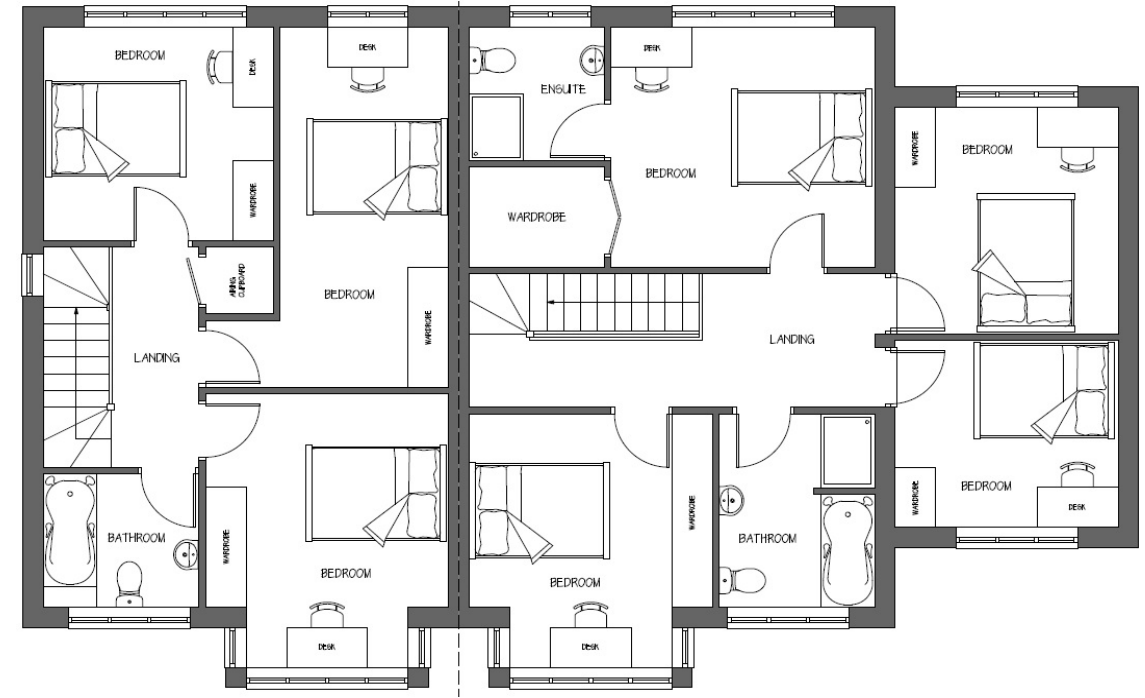
Planning approved for demolition and erection of 5 houses (2 x 2-Bed, 2 x 3-Bed and 1 x 4-Bed)



Plot 4

Plot 5

Approved Ground Floor



Plot 4

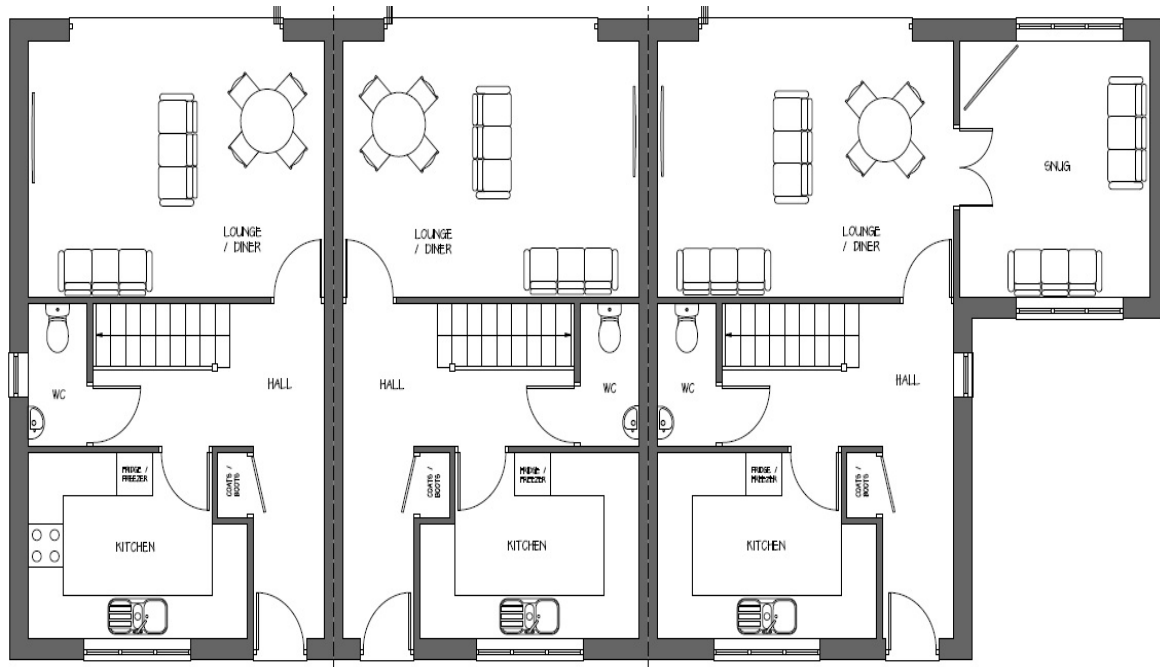
Plot 5

Approved First Floor

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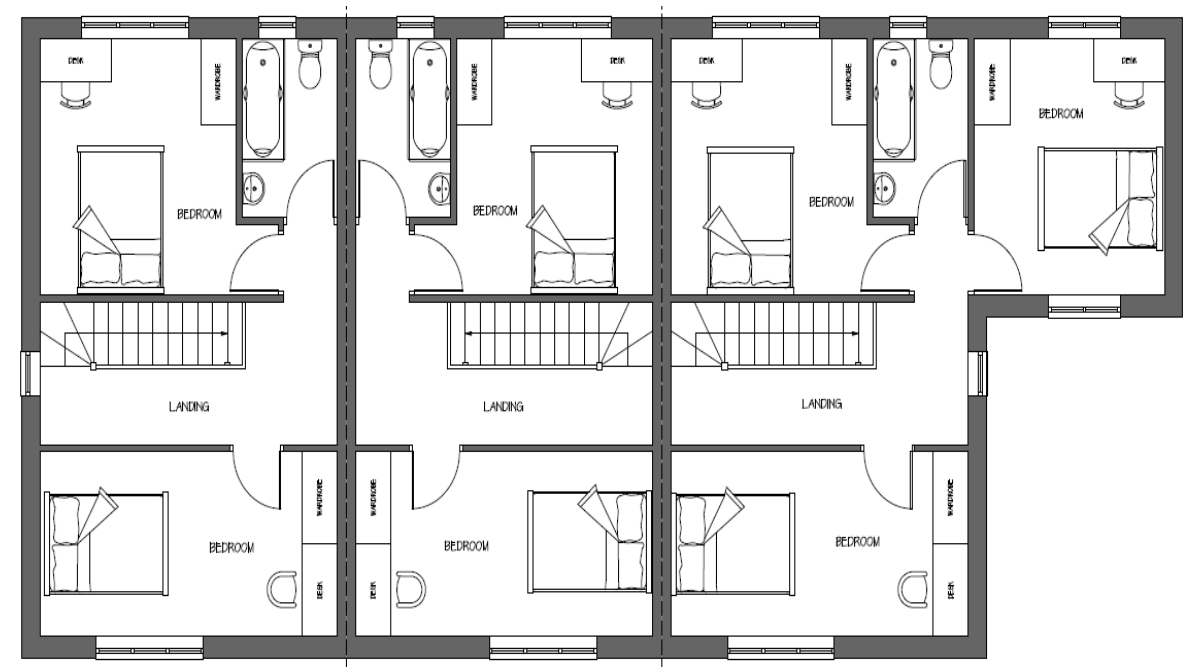


Plot 3

Plot 2

Plot 1

Approved Ground Floor



Plot 3

Plot 2

Plot 1

Approved First Floor

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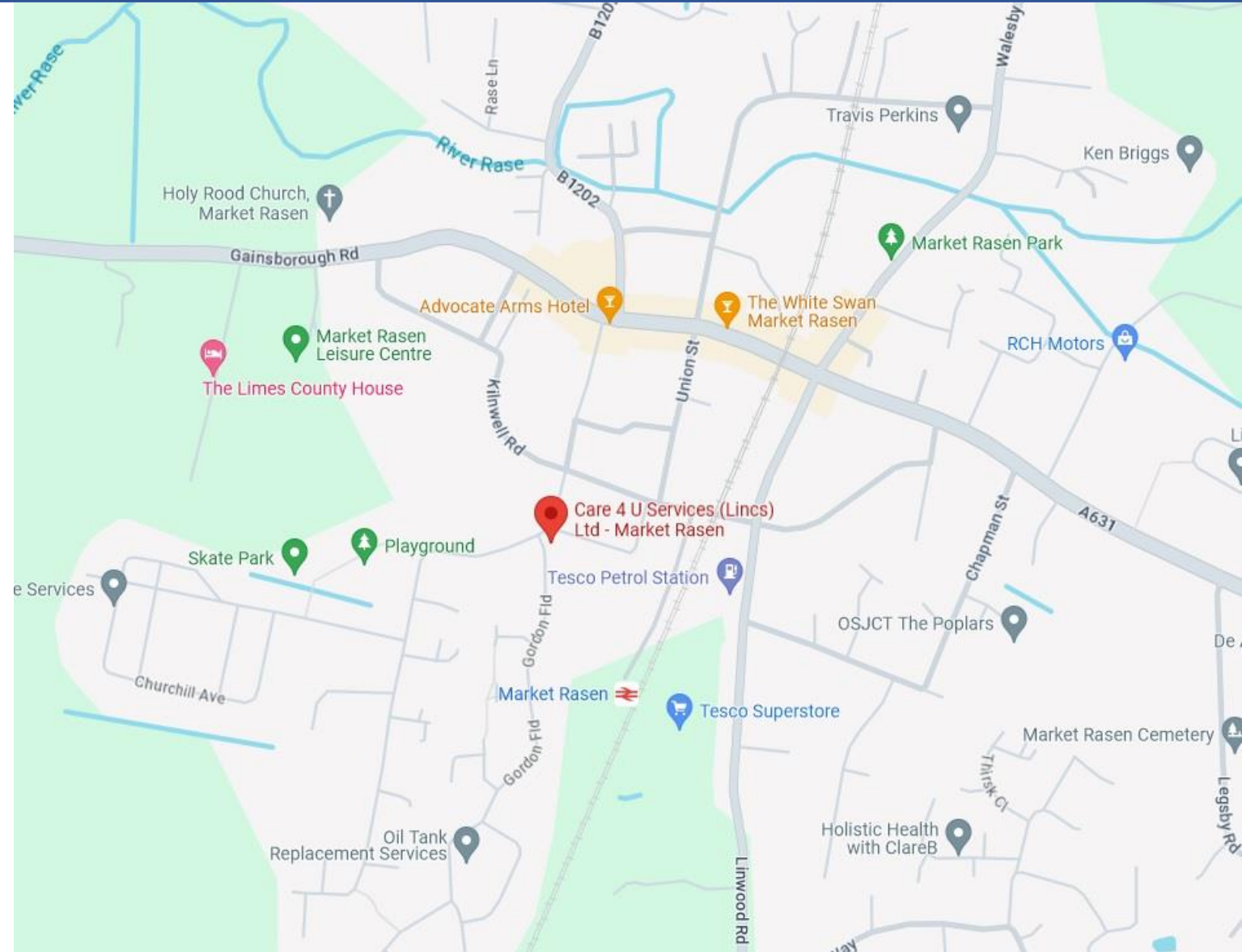
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### Location:

The property is situated on the east side of Gordon Field, immediately to the south of its junctions with Mill Road and Nursery Street. Market Rasen station is a short walk to the south-east and provides EMR services to Leicester, Newark and Nottingham stations amongst other destinations. The nearby A46 provides access to Grimsby to the north-east and both Lincoln and the A1 to the south-west. The M180 motorway is also accessible to the north. The shops and amenities of Queen Street are situated around 0.2 miles to the north.





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## Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY CONSULTANTS

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