



1 OXFORD STREET, MARKET RASEN, LN8 3AL

- FOR SALE – Development Opportunity
- Retail premises with storage
- Prominent Location
- Planning Consent granted (Application no: 137100)
- Development opportunity to convert to 4 flats
- EPC - E

GUIDE PRICE £199,950

LOCATION

Market Rasen is a small market town on the edge of the Lincolnshire Wolds, lying mid-way between Grimsby and Lincoln, just off the A46, with a resident population in excess of 3,000 people. A good range of local amenities are available.

ACCOMMODATION

Accommodation briefly comprises as per attached plans.

PLANNING

Planning consent (Application number 137100) has been granted by West Lindsey District Council for the change of use of vacant retail premises and existing flat, with partial demolition including alterations and extension to form 4 dwellings. A copy of same is attached together with that of the proposed site layout. Interested parties are advised to make their own enquiries with West Lindsey District Council, Council Offices, Guildhall, Marshalls Yard, Gainsborough, DN21 2NA (Tel: 01427 676676) in respect of further development possibilities on the site.

The site does not include the two semi detached properties which have been sold off separately. The planning now only concerns the remaining 4 flats.

BUSINESS RATES

Enquiry of the Valuation Office website indicates no rating assessment for the commercial element of the property and will need to be reassessed.

SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

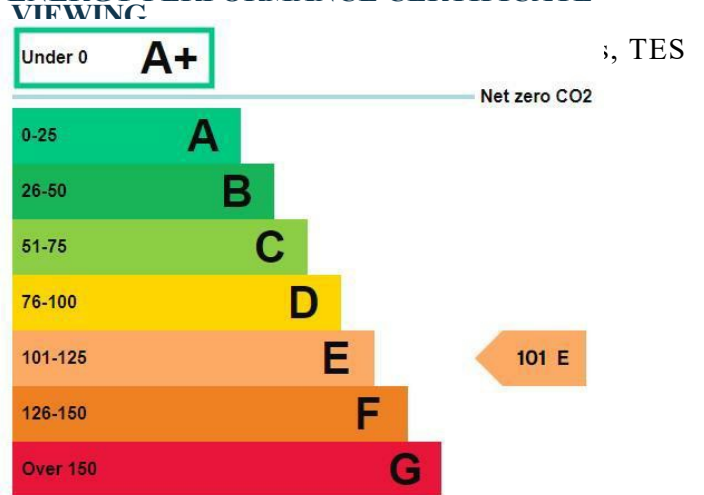
AGENT'S NOTE

The property is currently laid out for commercial retail sales but is prime for redevelopment. Viewing is advised.

VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

ENERGY PERFORMANCE CERTIFICATE



Planning Permission

Name and address of applicant

Mr R Clark
Peter Rhodes Ltd
21 Oxford Street
Market Rasen

LN8 3AL

Name and address of agent (if any)

Kelly & MacPherson Architects
Unit 1 Caistor MUC
19 South Street
Caistor
Market Rasen
LN7 UB

Part One – Particulars of application

Date of application:
05/12/2017

Application number:
137100

Particulars and location of development:

Planning application for change of use of vacant retail premises and existing flat, with partial demolition including alterations and extension to form 6no. dwellings

1 Oxford Street Market Rasen Lincolnshire LN8 3AL

Part Two – Particulars of decision

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **planning permission has been granted** for the carrying out of the development referred to in Part One hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

None

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: 270.09; 270.07A; 270.08A; and 270.10 A The works shall

be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: In the interests of proper planning

3. Not less than 2 of the 6 dwellings shall meet Part M4 (2) of the Building Regulations.

Reason: To meet accommodation needs in accordance with Policy LP 10 of the Central Lincolnshire Local Plan

Conditions which apply or relate to matters which are to be observed following completion of the development:

4. Prior to the occupation of the hereby approved development the parking spaces shown on drawing 270.10A shall be marked out and retained thereafter.

Reason: To avoid on street parking to the detriment of highway safety in accordance with Policy LP 13 of the Central Lincolnshire Local Plan.

5. Prior to the occupation of Houses "5" and "6": Details of the proposed boundaries shall be submitted to and approved in writing by the Local Planning Authority and implemented in full accordance with the approved details.

Reason: In the interests of privacy and visual amenity in accordance with Policy LP 26 of the Central Lincolnshire Local Plan.

Notes to the Applicant

Please be aware that as of the 22nd January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge. The development subject to this Decision Notice could fall within the definitions held within the adopted charging schedule and as such may be liable to pay the levy. For further information on CIL, processes, calculating the levy and associated forms please visit the Planning Portal www.west-lindsey.gov.uk/cilforms and West Lindsey District Council's own website www.west-lindsey.gov.uk/CIL.

Please note that CIL liable development cannot commence until all forms and necessary fees have been submitted and paid. Failure to do so will result in surcharges and penalties

Reasons for granting permission

Having considered the proposal against the provisions of the Development plan in the first instance, specifically policies LP1: A Presumption in Favour of Sustainable Development, Policy LP2: The Spatial Strategy and Settlement Hierarchy; Policy LP 10: Meeting accommodation needs ; Policy LP13: Accessibility and Transport; and Policy LP 26: Design and Amenity of the Central Lincolnshire Local Plan (2012-2036) as well as against all other material considerations including the National Planning Policy Framework 2012 and National Planning Practice Guidance it is considered that the proposal would not have any unacceptable impacts and would improve the appearance of area, provide residential accommodation in a sustainable location and is to be supported.

Working Practice Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework

Date 9th February 2018

Signed: 

Mark Sturgess
Chief Operating Officer

West Lindsey District Council
Council Offices
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. You are strongly advised not to commence works until you have obtained any other permissions or consents that may be required, for example approval under the Building Regulations, otherwise there may be a risk of significant legal and financial consequences. For further advice on the Building Regulations, contact the Council's Building Control section.

Failure to adhere to the details of the approved plans or to comply with the conditions attached to this permission is a contravention of the provisions of the Town & Country Planning Act 1990 in respect of which enforcement action may be taken. Please contact the planning department for further advice relating to the discharge of condition process and the appropriate fee payable (if applicable).

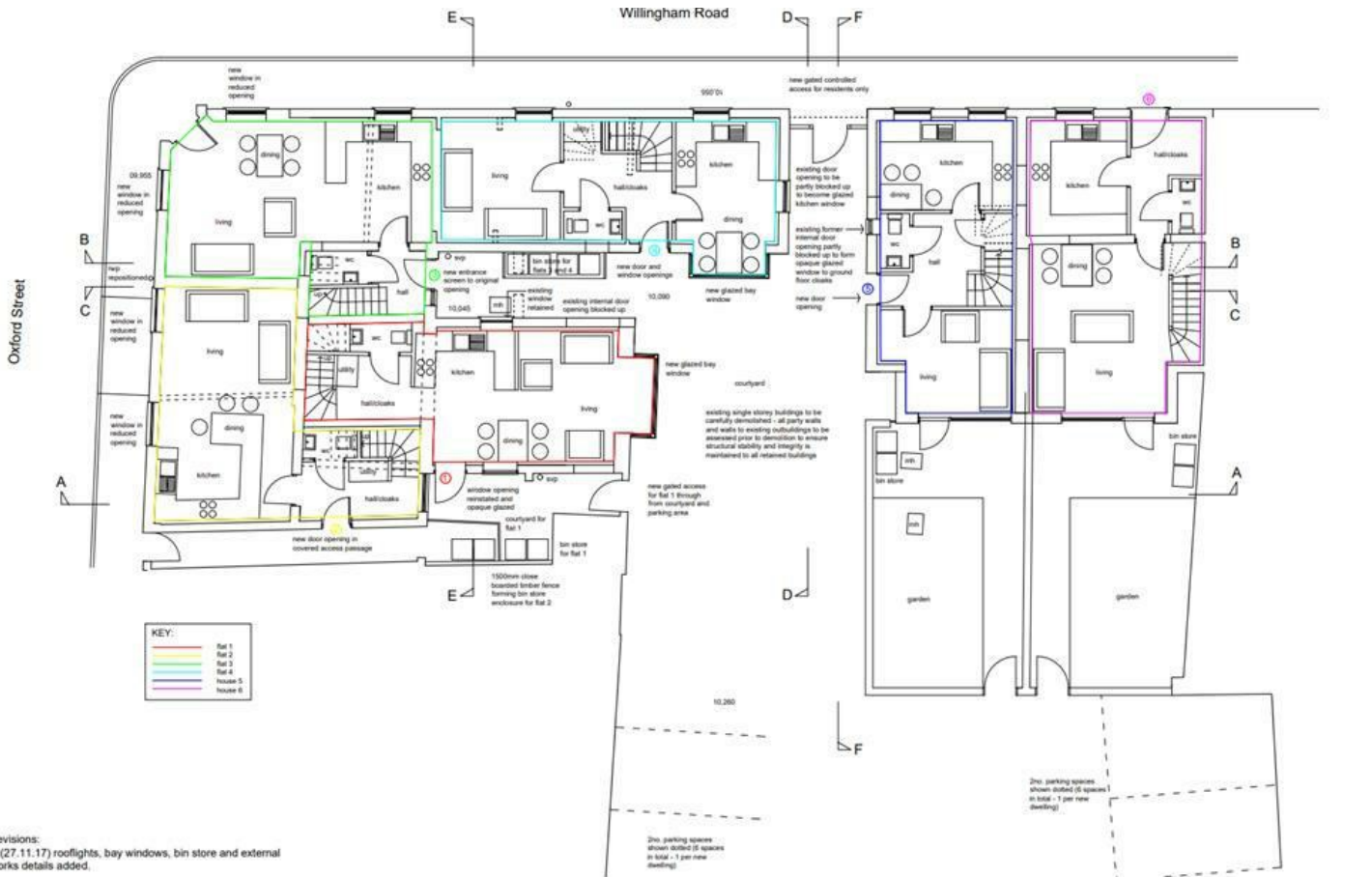
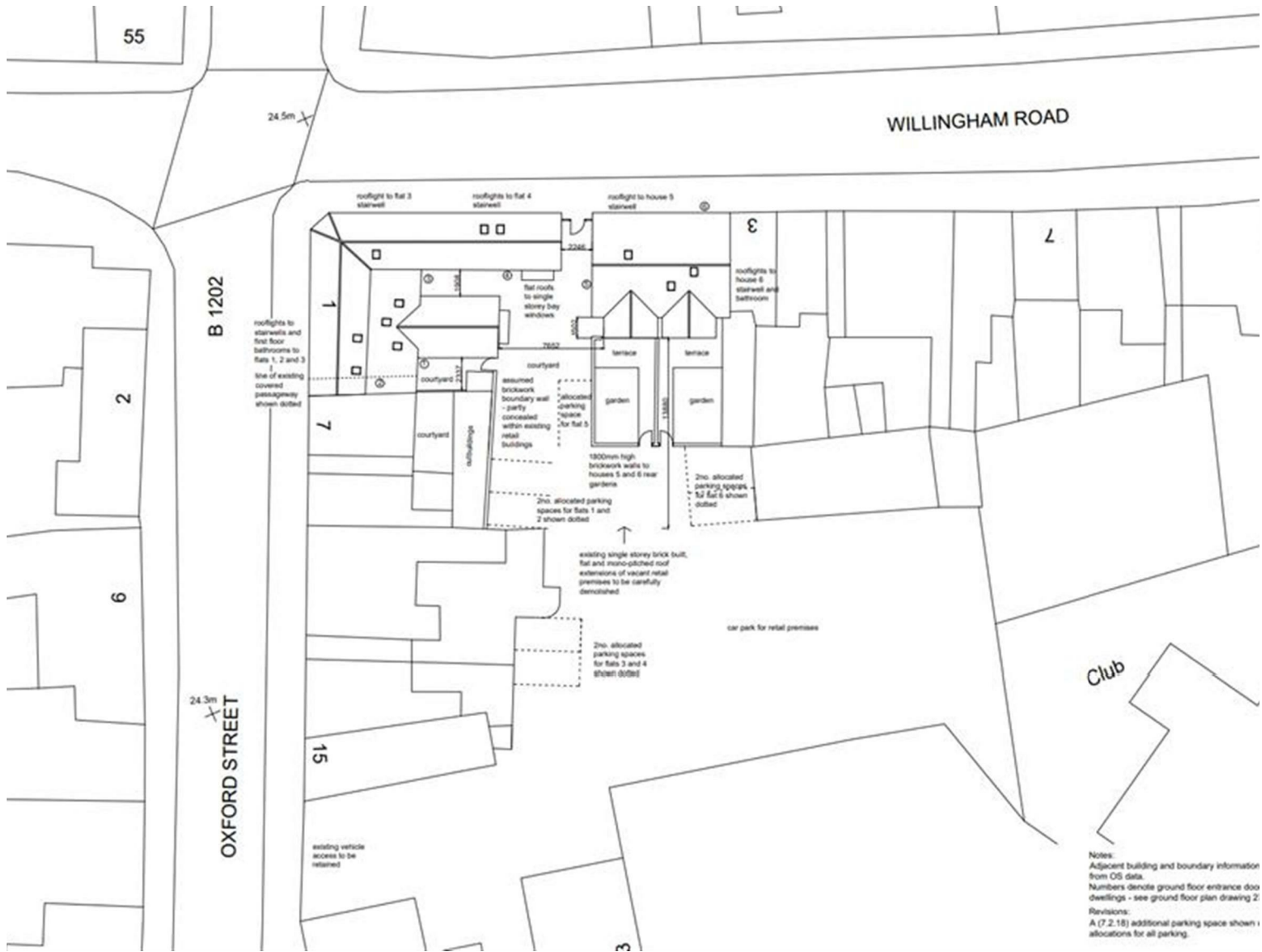
Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.**
Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://acp.planninginspectorate.gov.uk>. You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- **Please note only the applicant possesses the right to appeal.**

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If you require this document in another format e.g. large print, please contact Customer Services on 01427 676 676, by email customer.relations@west-lindsey.gov.uk or by asking any of the Customer Services staff.



Client	Peter Rhodes				
Project title	Willingham Road Retail Premises - Change of Use				
Drawing title	Scheme - Ground Floor Plan				
Drawn by	KK	Checked by	JHM	Date	Nov/2017
Scale	1:1000	Revision	A	Status	Scheme
					Drawing number: 370.07A

