



## PLOT TO THE REAR OF BRAEMAR FARM NORTH MIDDLE RASEN, LN8 3TS

**£165,000**  
**FREEHOLD**

Standing proud in an unrivalled elevated position off North Street in Middle Rasen, offering an unique prospect for those seeking a very rare opportunity to build their own spacious and picturesque abode.



**BILTONS**

THE PERSONAL  
AGENTS

[WWW.BILTONS.CO.UK](http://WWW.BILTONS.CO.UK)

01724 642002

# PLOT TO THE REAR OF

• RARE OPPORTUNITY - WITH FULL PLANNING PERMISSION • WONDERFULLY SECLUDED VILLAGE LOCATION • PERFECTLY SCENIC SURROUNDING FIELD VIEWS • CLEVERLY DESIGNED AND VERSATILE FLOORPLAN • FOUR DOUBLE BEDROOMS - MASTER WITH ENSUITE • TWO BATHROOMS • SEPARATE LOUNGE AND LARGE OPEN PLAN LIVING DINING KITCHEN WITH BI-FOLDS • USEFUL UTILITY ROOM OFF THE KITCHEN • DETACHED GARAGE AND DRIVEWAY • PLOT TOTAL - 432 SQM / PROPOSED PROPERTY - 173 SQM



## Full Description

Imagine waking up to beautiful views across paddocks and surrounding fields...this rarely found building plot offers a tranquil and idyllic setting. The generous building plot of 432 sqm with full planning permission is a fantastic prospect for those with a vision of creating their own bespoke home - with two reception rooms and four bedrooms spread across the proposed property, there is ample space for comfortable living.

The interior of the proposed property features a large formal lounge and an open-plan living dining kitchen with an adjoining utility room, catering to modern living needs.

With two bedrooms on the ground floor and two on the first floor, including one with an ensuite, the layout provides flexibility, versatility and comfort. Additionally, there are two further bathrooms, one to each floor, ensuring practicality for everyday living.

Parking is a breeze with a detached garage and a driveway with space for three cars, perfect for families or those who enjoy having guests over. This truly offers a blend of comfort, functionality, and the potential to create a bespoke living space in a beautiful setting.

## Location

The beautiful village of Middle Rasen perfectly blends country living with a friendly, community feel as well as offering a range of useful modern day amenities to suit a variety of age groups.

Brimmer Beck flows picturesquely through the village and a variety of scenic public footpaths provide ample dog-walking and rambling - The historic Water Mill off Low Church Road, St Peter and Paul's Church on North Street and the Village Bowling Green are just a few of the many noteworthy features of this beautiful spot.

The Village is serviced by a Village Shop and Post Office and schooling via Middle Rasen Primary School (Ofsted Graded - Good 2014)

Bus stops are easily accessible off Gainsborough Road providing regular connections to larger towns and onto the historic Cathedral City of Lincoln.

There is also a Methodist Chapel on Gainsborough Road and a thriving Village Hall as well that offers regular community events such as Gardening Club, Craft Club, Pilates, Yoga, Brownies/Rangers Clubs, Coffee Mornings and Car Boot Sales (Full List of the wide variety of events may also be found here:

<https://www.middlerasen.org.uk/culture/events/wha>

## Services

All mains services are believed to be in close proximity to the property.

We strongly advise that all interested parties should seek further clarification and confirmation of this prior to an exchange of contracts.

The heating system for the proposed new dwelling will be Air Source Heating complimented by Solar Panels to the front elevation roof.

## Planning Permission

Full Planning Permission was granted by West Lindsey District Council on 9/4/2024, (dated 12/12/2023) under Application Number 147711

Full Copies of the documentation and plans are readily available via the Agent.

## Viewings

By Prior Arrangement Through the Agent

## Agents Note and Credits

The planning application and architectural design was completed by Fytche-Taylor Planning [www.ftplan.co.uk](http://www.ftplan.co.uk)

Visuals have been produced and used for the enhancement of our marketing details by E2 Design Architecture and Visuals [www.e2design.co.uk](http://www.e2design.co.uk) based on the approved planning drawings for the sales particulars.

## PLOT TO THE REAR OF





## New Dwelling, North Street, Middle Rasen



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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

Sophie Patch  
50 Albatross Way  
Louth  
LN11 0ZF

07789211510  
sophie@biltons.co.uk  
<https://biltons.co.uk/>



WWW.BILTONS.CO.UK  
01724 642002