



Residential Development Opportunity

Land south of Legsby Road, Market Rasen

Market Rasen, Lincolnshire, LN8 3DZ



KEY CONSIDERATIONS

- Allocated Residential Development Site in West Lindsey District Council's newly adopted 2023 Local Plan
- Indicative yield of approximately 55 dwellings
- Gross site area of approximately 4.55 acres (1.84 hectares).
- Prime setting opposite De Aston School playing fields and overlooking Market Rasen Racecourse
- Offers sought on a conditional or unconditional basis, by NOON 15th September 2023



Internal northern boundary along Legsby Road, looking westwards



Internal eastern boundary, looking southwards



LOCATION & DESCRIPTION

The subject site is located in Market Rasen, a well serviced and sought after market town, approximately 17 miles from the historic city of Lincoln. Market Rasen is well-served by a range of services and amenities together with good transport links via the M180 that links with the A1(M) and M62. The A46 links to Lincoln and Grimsby, and the A631 links to the seaside resorts in the east.

The site is open agricultural greenfield land of approximately 4.55 acres (1.84 hectares). The topography of the site slopes gently up from Legsby Road southwards. To the north and west of the site lies detached residential dwellings with De Aston Playing fields beyond northwards and Market Rasen Racecourse to the north east. Legsby Road borders the site to the north. There is agricultural land to the east and south.

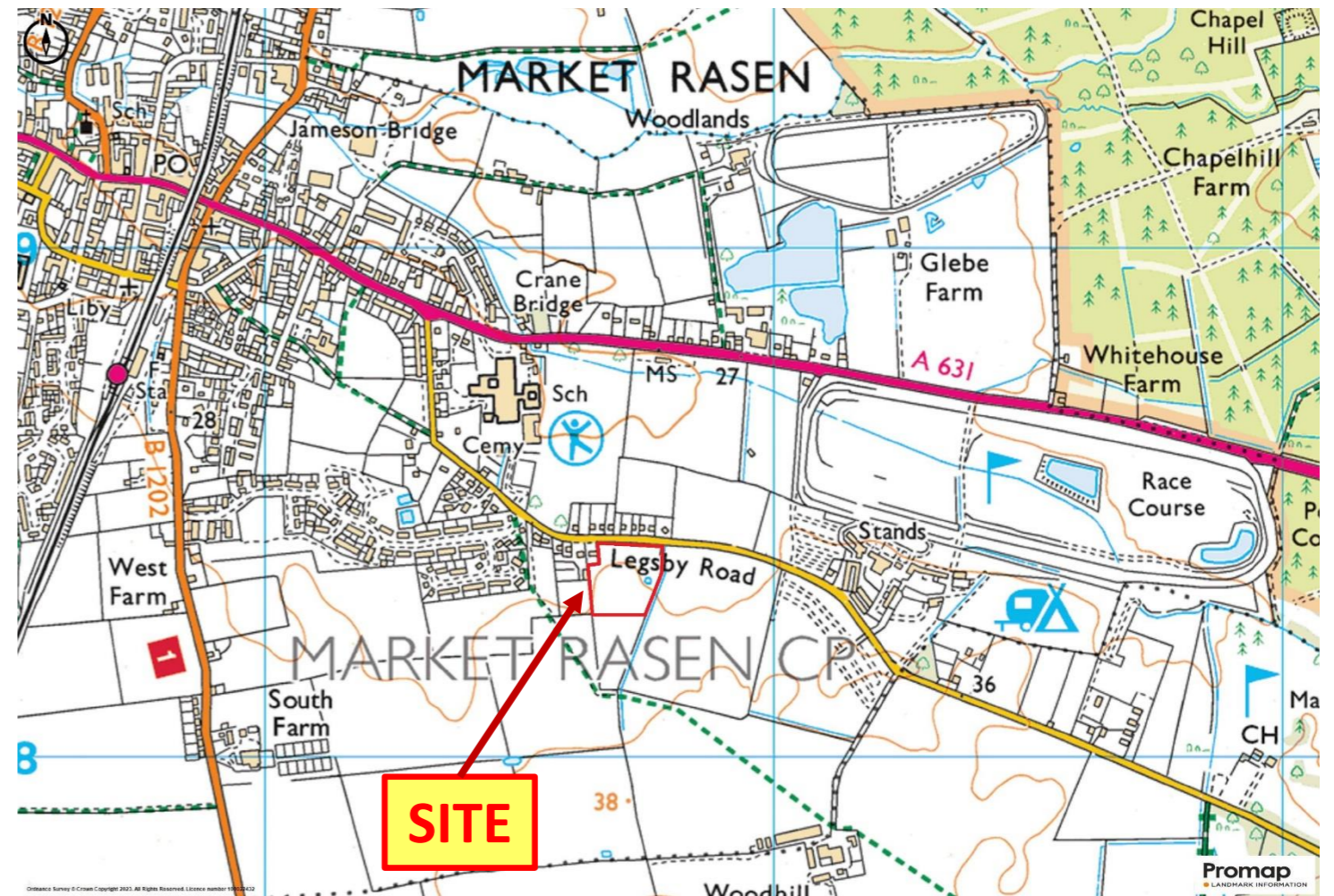
Market Rasen is located to the south west of the Lincolnshire Wolds – with expansive views from the site towards the Racecourse and Wolds beyond. It is a popular area for families and commuters with a wide range of attractive housing and services. Market Rasen Railway Station provides a regular service on the Grimsby – Lincoln - Newark line, linking in with the national rail network. In June 2023, LNER undertook tests to reinstate a direct service to London Kings Cross. Market Rasen Golf Club is less than 1 mile east of the site. There are many restaurants, café's, shops, amenities and recreation/leisure facilities in the surrounding area.

PLANNING

The site benefits from an Allocation for Residential Housing in the newly adopted West Lindsey Local Plan (April 2023). The indicative yield is for approximately 55 dwellings. There is a policy requirement of 20% to be affordable dwellings. The site lies directly adjoining the Market Rasen settlement.

TECHNICAL INFORMATION

The client has commissioned a wide range of planning and technical documentation, which are all available to view by interested parties through a data room via our dedicated website <https://savillsglobal.box.com/v/Legsby-road-market-rasen>. This information includes a topographical survey, highways report, ecology report, FRA, utilities and Phase 2 Ground Report.





VIEWING

Viewing of the site can be obtained from Legsby Road. Should you wish to walk the internal boundaries of the site then please contact the agents in the first instance.



Access and roadside frontage onto Legsby Road,
looking westwards towards town centre



CONTACT

Josh Franklin MRCIS
Savills Leeds
jfranklin@savills.com
07807 999 923

Matthew Jones MRICS
Savills Leeds
mjones@savills.com
07812 965 484

METHOD OF SALE

Offers are invited by informal tender, on either a subject to planning or unconditional basis, with bids to be submitted to Joshua Franklin at jfranklin@savills.com. The deadline for offers is NOON on 15th September 2023.

COMPLIANCE CHECKS

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity.

Important Notice

Savills, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own or on behalf of their client or otherwise. They assume no responsibility for any statement that may be in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Marketing Particulars: June 2023