



Development Opportunity
Walesby Road, Market Rasen, Lincolnshire. LN8 3EY

BELL



Development Opportunity

Walesby Road, Market Rasen

This is an outstanding 2.76 acre (sts) residential development site, with consent for the construction of 15 high quality homes, located in very pleasant meadow land on the northern country fringe of the ever-popular Lincolnshire Wolds market town of Market Rasen.

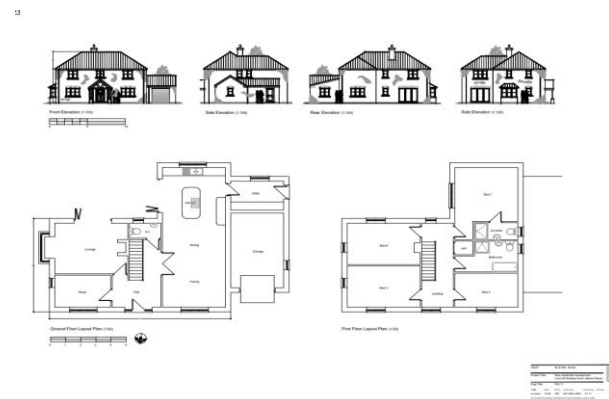
The site provides a wonderful mix of 3 – 5 bedroom detached home designs, with gross interior floor areas ranging from 1,571 ft² / 146 m² to 2,755 ft² / 256 m², set on well-proportioned plots, targeted to appeal to the family buyer. In conjunction with this there is a small terrace of 3 First Homes offering 2 bedroom accommodation with gross interior floor areas of 677 ft² / 62 m².

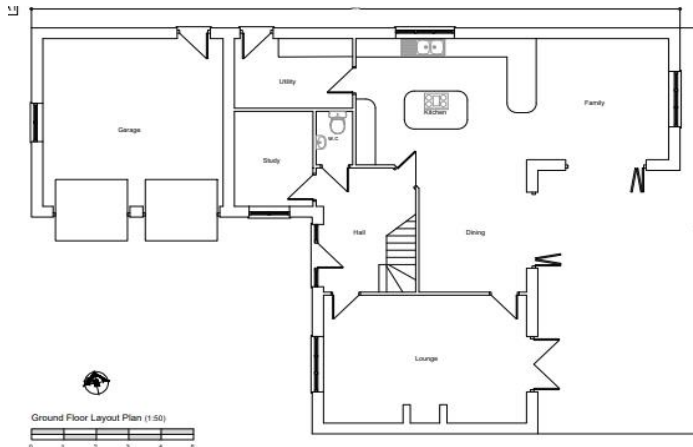
Additional Land Options

A planning application has been made for the erection of a single dwelling on site of former outbuildings to the northern side of the site access road. The sellers are prepared to give due consideration to the sale of this property, on planning consent having been obtained, to the purchaser of the development.

The sellers are also prepared to consider selling an 'option to purchase' on an additional 5.9 acres of land which can be identified as part of Land Registry parcel LL100377.

Contact agent for further information.





Planning Consultants

Fytche Taylor - Unit 5, The Quays, Burton Waters, Lincoln LN1 2XG. Email: info@ftplan.co.uk.

Phone: 01522 581383.

Local Planning Authority

West Lindsey District Council: Guildhall Marshall's Yard, Gainsborough, Lincolnshire, DN21 2NA.
Tel: 01427 676676. Website: www.west-lindsey.gov.uk/.

Planning Reference: WL/2024/01040

THE AREA

Market Rasen – A thriving market town set on the western edge of the beautiful Lincolnshire Wolds, an Area of Outstanding Natural Beauty; offering the perfect balance of rural charm, modern convenience, and a strong sense of community — making it an ideal place to call home.

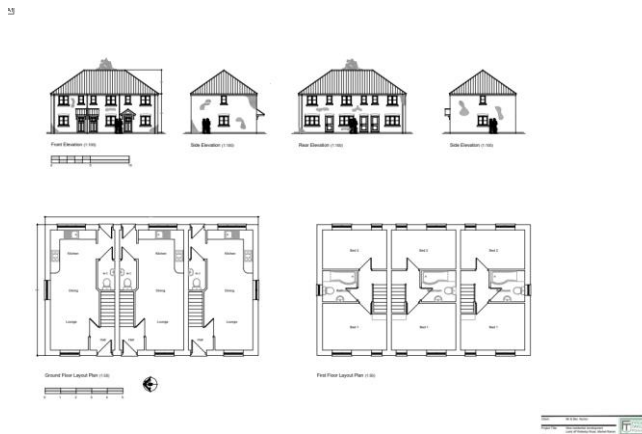
This attractive town has long been admired for its traditional market place, featuring a range of independent shops, cafés, and a weekly market, alongside national retailers including Tesco, Co-op, and Premier convenience store, with an Aldi supermarket coming shortly. Day-to-day needs are easily met, with a post office, pharmacy, medical centre, and a choice of pubs and eateries offering both casual and fine dining.

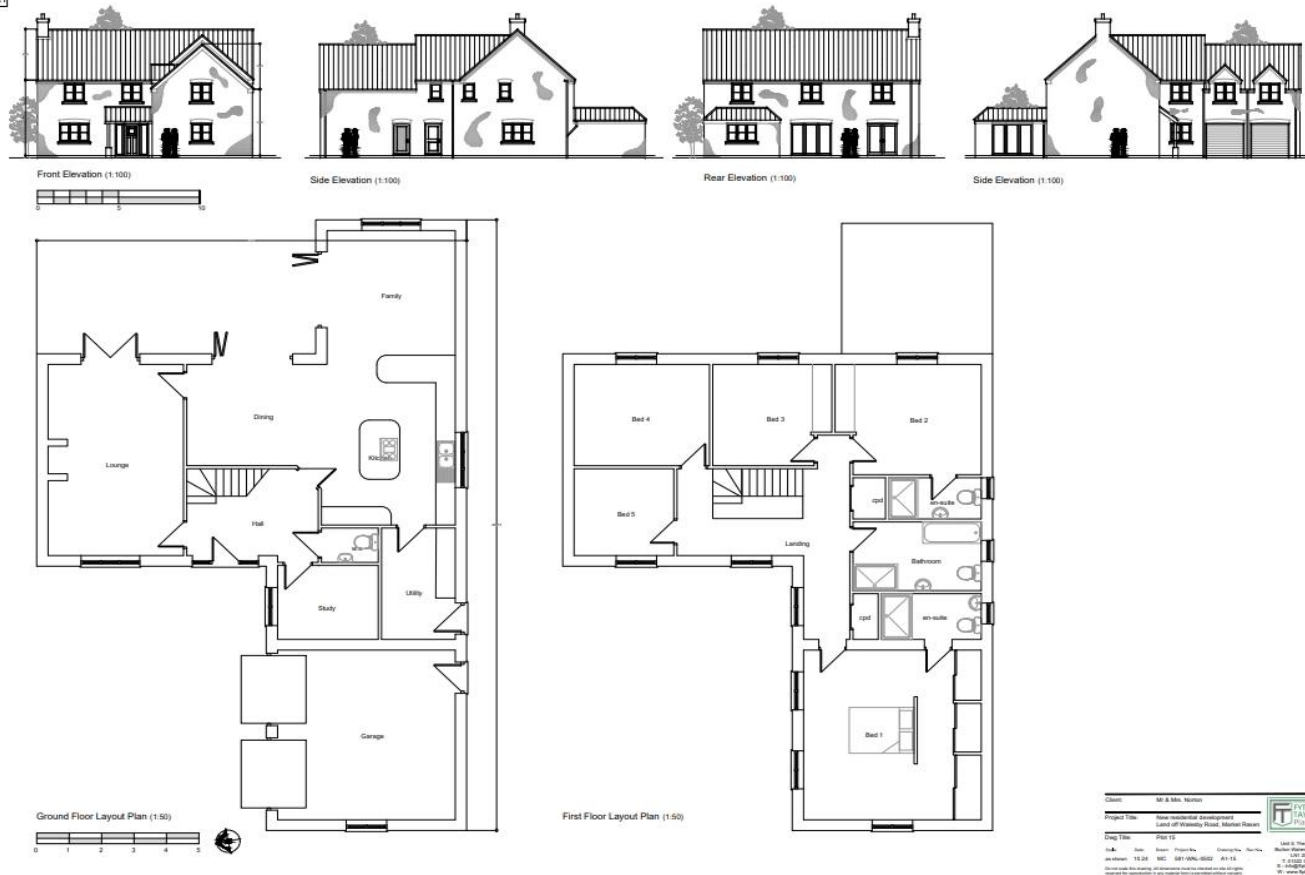
Education & Family Life

Market Rasen is popular with families thanks to its well-regarded schools. The Market Rasen Church of England and Tealby Primary Schools have an excellent reputation, while De Aston School, a co-educational secondary with academy status, provides comprehensive education through to sixth form. For independent options, Lincoln Minster School is within a 30-minute drive.



Client	Mr & Mrs. Norton
Project Title	Conservation Area Appraisal Land of National Scenic Beauty
Design Title	Phase 1
Scale	1:100
Author	Mr. Norton
Check	Mr. Norton
Date	15/01/2024
Version	1.0





Leisure, Sport & Community

Market Rasen is home to the prestigious Market Rasen Racecourse, one of the UK's leading small National Hunt tracks, hosting popular events year-round.

The town also offers a strong sporting tradition with active clubs in cricket, rugby, football, and bowls, plus a local leisure centre with gym and fitness facilities.

Residents enjoy easy access to the Lincolnshire Wolds, offering miles of scenic countryside for walking, cycling, and horse riding. Golfers are well catered for with several clubs nearby, including Market Rasen Golf Club, an 18-hole heathland course on the edge of town.

Travel & Connectivity

Market Rasen benefits from strong transport links:

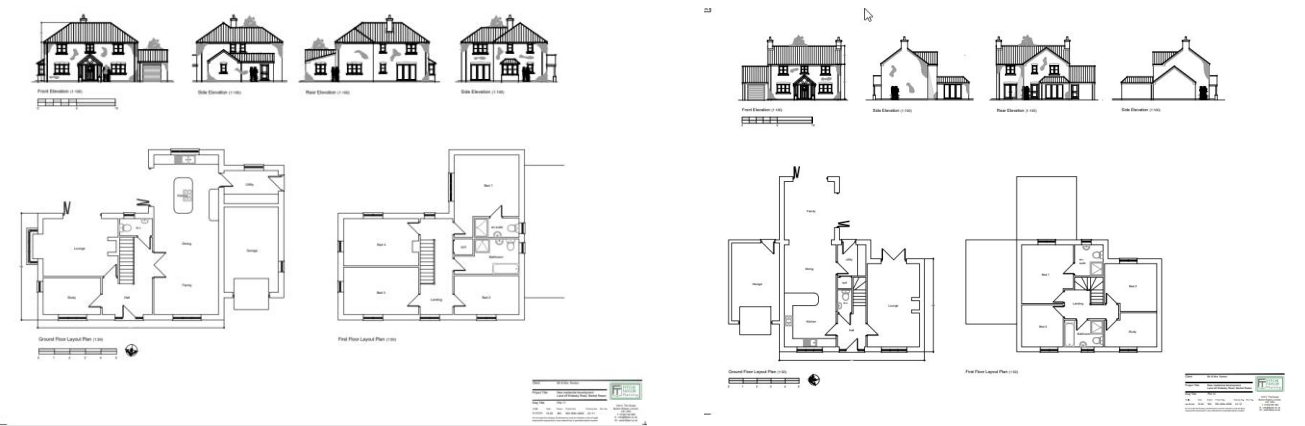
- Lincoln – 16 miles / approx. 25 minutes
- Caistor – 9 miles / approx. 15 minutes
- Grimsby – 25 miles / approx. 40 minutes
- Newark-on-Trent / A1 – 32 miles / approx. 45 minutes
- Humberside Airport – 22 miles / approx. 35 minutes

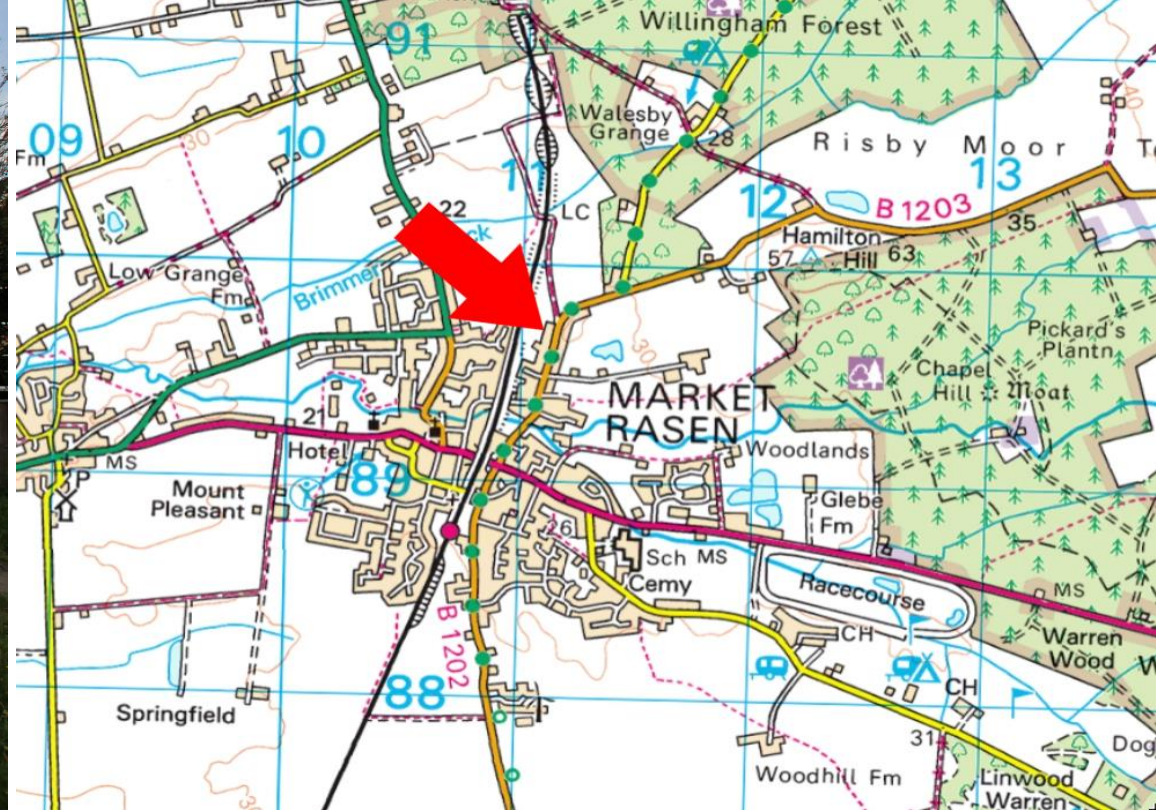
The town also has its own railway station with direct services to Grimsby and Lincoln, through to Newark which offers high speed links to London Kings Cross taking around 1hr 30mins.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
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Brochure revised 21.8.2025







Plots 1-7 (nbs)



Plots 8-10 (nbs)



Plots 11-15 (nbs)

Client:	Mr & Mrs. Norton
Project Title:	New residential development Land off Walsley Road, Market Rasen
Draw Title:	Indicative Street Scenes
Date:	10.24
Drawn:	MC
Project No:	S81-WAL-0552
Drawing No:	A1-16
Rev. No:	1



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