



Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Building Plot, Main Road, Legsby, Market Rasen, Lincolnshire, LN8 3QP

Offers in the Region of £110,000





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Building Plot in the village of Legsby, Lincolnshire with Outline Planning Permission granted for one detached dwelling and detached garage (with all matters reserved). West Lindsey District Council, Application Number: 145317, dated 15/09/2022.

LOCATION

Legsby is a small village in Lincolnshire on the edge of the Lincolnshire Wolds. The village benefits from a church and Primary School and is located about 3 miles from the town of Market Rasen which boasts a wide range of amenities including a variety of shops, leisure facilities and both a primary and secondary school. The City of Lincoln is located about 15 miles to the southwest and the popular market town of Louth is 14 miles to the east.

DESCRIPTION

A rare opportunity to acquire a building plot with the benefit of Outline Planning Permission, reference number: 145317 (West Lindsey District Council dated 15/09/2022). The area has most recently been in amenity use and is accessed directly via Main Road, Legsby.

PLANNING

Outline Planning Permission was granted on 15th September 2022 for one detached dwelling with detached garage with all matters reserved. Approval of reserved matters must be applied for within 3 years of date of permission.

The approved development must be carried out in accordance with drawing ref: RDS 11750/01, as published for identification purposes in these Particulars of Sale (and available from the Agent on request).

SERVICES

Mains services are believed to be in close proximity to the property. Prospective purchasers should make their own enquiries in this regard. For the avoidance of doubt, there is no mains drainage or mains gas in Legsby village.

COMMUNITY INFRASTRUCTURE LEVY

The purchaser shall be liable for the Community Infrastructure Levy (where applicable).

BOUNDARIES/ACCESS

The purchaser will be responsible for the construction of the access into the plot (STP). The purchaser will also be responsible for the erection of new boundaries as defined by the Outline Planning Permission (drawing ref: RDS 11705/03). This includes a new hedge along the boundary with 'White House' to the north, and a further new hedge extending the existing hedge along Main Road on the east boundary. In addition to a proposed high fence on the far west section of the boundary with 'Wheatfield'.

PLANS

The plans as published are for Identification Purposes Only and are Not to Scale.

BUYER IDENTITY CHECK

Prospective purchasers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering Regulations.

VIEWING

Interested parties are permitted to view the property on foot, during daylight hours with a set of particulars to hand.

SELLING AGENT

Perkins George Mawer & Co.

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Revision	Date	Amendments
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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.