

## Land with Planning Permission

Legsby Road | | Market Rasen | LN8 3DZ

Guide Price £325,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# Land with Planning Permission

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Market Rasen | LN8 3DZ

Guide Price £325,000

Nestled in the charming town of Market Rasen, PGM&Co are pleased to offer Land with Planning Permission granted for 6no. detached dwellings on this expansive one-acre plot.

This property lying to the south of Legsby Road offers a unique development opportunity in this picturesque corner of Lincolnshire.

- Land with Planning Permission
- Popular Market Town
- Greenfield Site
- Granted for 6no. Detached Bungalows
- Good Location

## Location

Market Rasen is a popular market town located approximately 18 miles from the City of Lincoln and about 20 miles from Grimsby. The town itself benefits from a wide range of amenities including a variety of shops, leisure facilities and both a primary and secondary school.



## Planning

The land is currently in an agricultural use and has been granted Full Planning Permission for the erection of 6no. detached bungalow dwellings and associated garages (West Lindsey District Council ref: 146685). The Permission is dated 1st December 2023 subject to the Particulars of Decision. A copy of the planning details are available from the Selling Agent or via the WLDC Planning Portal.

## Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership. The purchaser will further be responsible for the southern boundary of the site.

## Easements, Wayleaves & Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity

suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

A Public Right of Way (Footpath 162) adjoins the property on the western boundary.

In addition, a third party Right of Way is reserved at all times and for all purposes over the access roadway into the development and to the land to the south of the development site.

## Services

Mains services are believed to be in close proximity to the property. Prospective purchasers should make their own enquiries in this regard.

## Community Infrastructure Levy

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

## Tenure and Possession

The land is Freehold. Vacant Possession will be granted on completion.

## Method of Sale

The land is offered For Sale by Private Treaty as a Whole.

## Plans

The plans as published are for identification purposes only and are Not to Scale.

## Buyer Identity Check

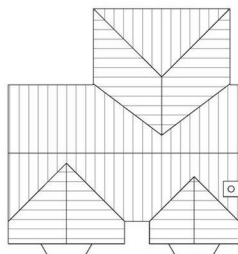
Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

## Viewing

Prospective purchasers may view the property during daylight hours with a set of these Particulars of Sale to hand.



FRONT ELEVATION  
Scale - 1/100



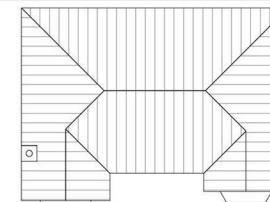
ROOF PLAN  
Scale - 1/100



FRONT ELEVATION  
Scale - 1/100



FRONT ELEVATION  
Scale - 1/100



ROOF PLAN  
Scale - 1/100



FRONT ELEVATION  
Scale - 1/100



REAR ELEVATION  
Scale - 1/100



FLOOR PLAN  
Scale - 1/100



REAR ELEVATION  
Scale - 1/100



REAR ELEVATION  
Scale - 1/100

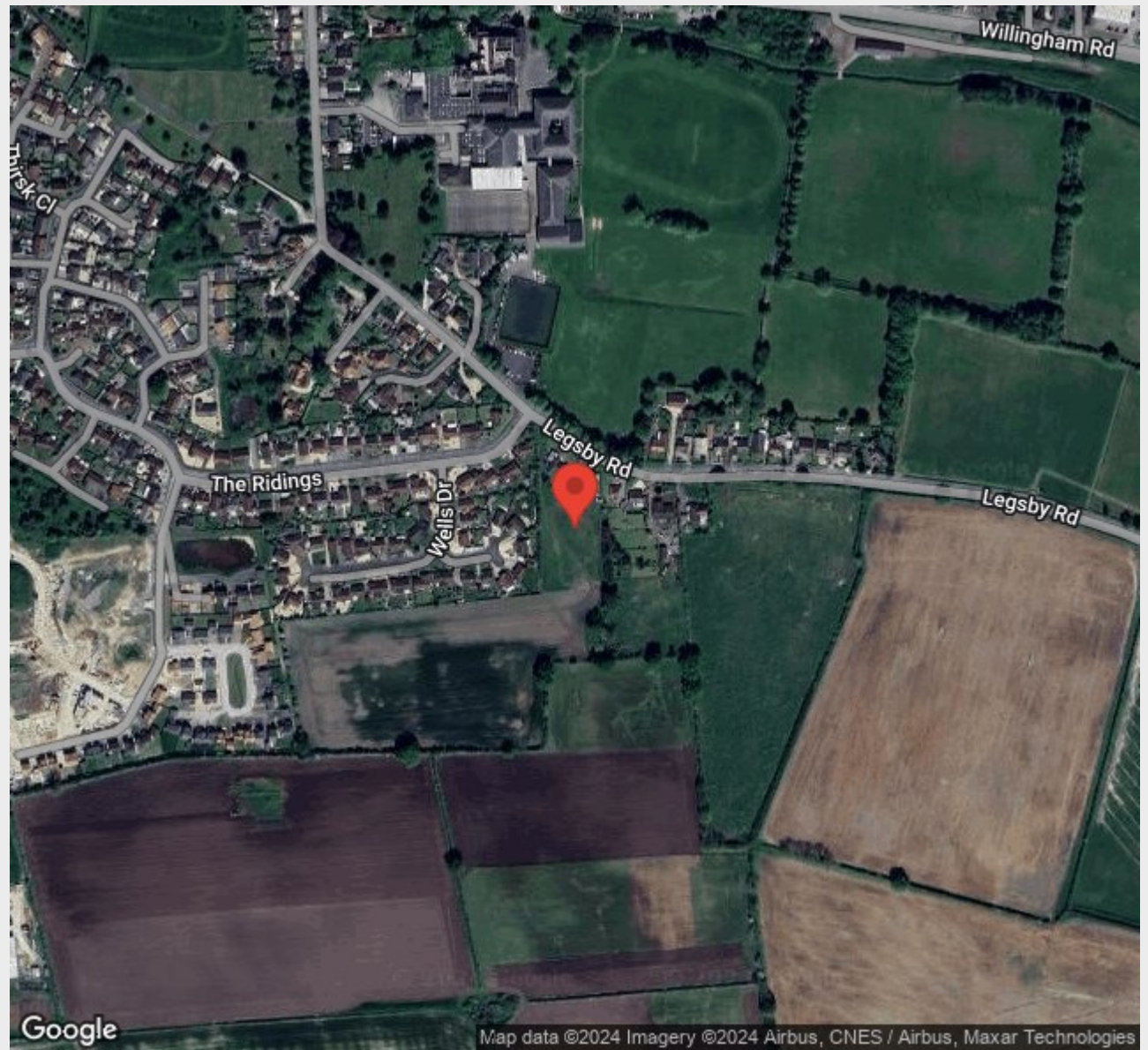
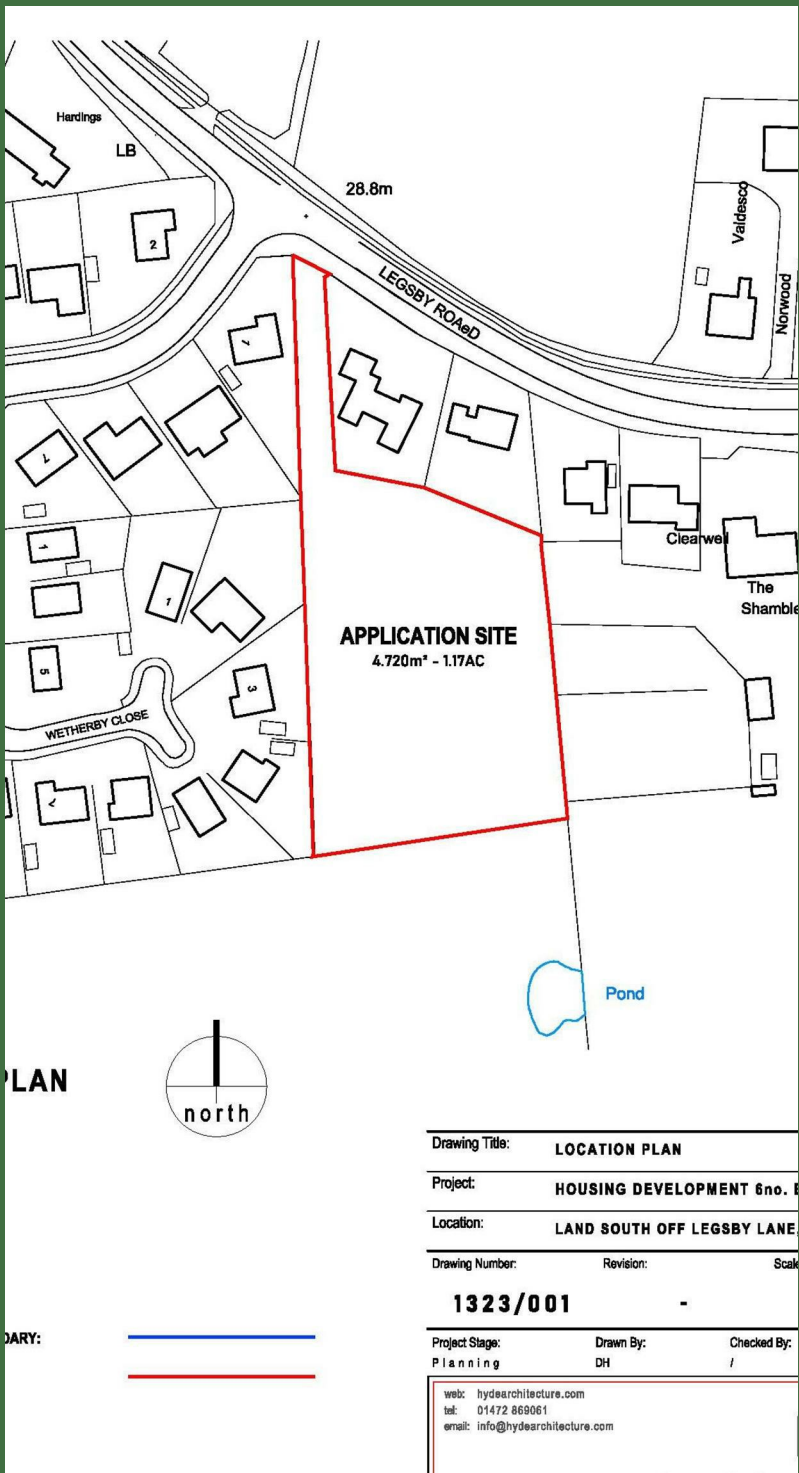


FLOOR PLAN  
Scale - 1/100



REAR ELEVATION  
Scale - 1/100





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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.