



Building Plot, Moor Road

North Owersby | Market Rasen | LN8 3PR

Guide Price £75,000



Perkins George Mawer & Co.

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

Building Plot

Moor Road | North Owersby

Market Rasen | LN8 3PR

Guide Price £75,000

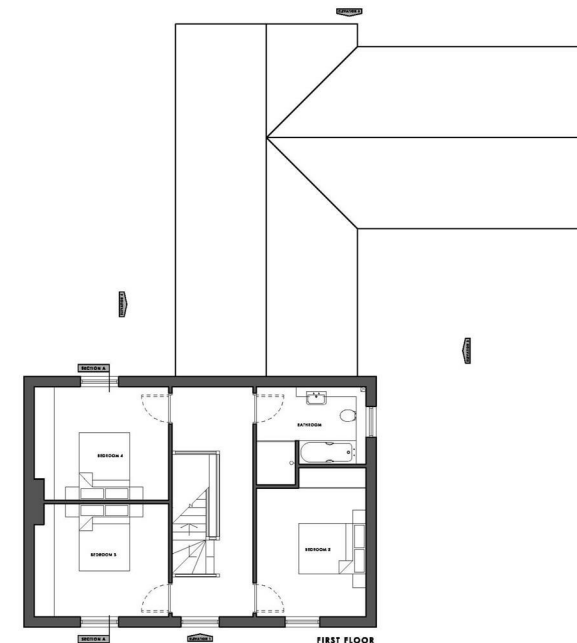
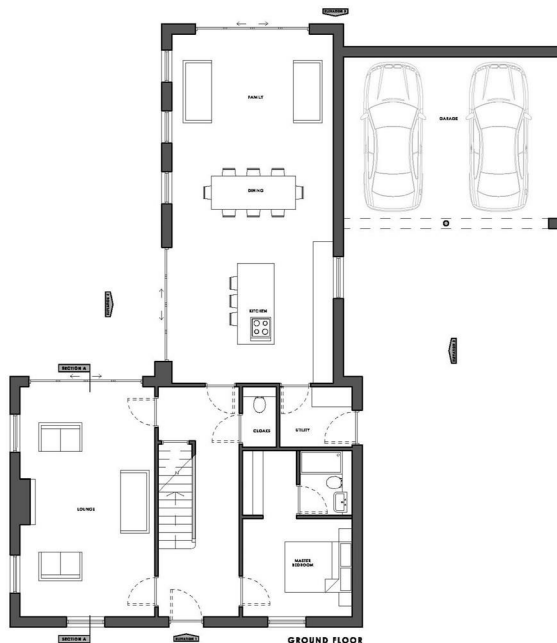
A single building plot with full planning permission, dated 17th May 2024 (ref: WL/2024/00271) for the erection of a single, detached dwelling situated in the heart of the popular village of North Owersby.

The original planning permission granted 9th January 2020 has been the subject of a subsequent variation. The development has been deemed commenced.

- Building Plot with Full Planning Permission
- Popular village
- 0.36 Acre (s.t.s)
- Development deemed commenced

Description

A good sized (0.36 Acre est.) plot centrally located within the village and providing the opportunity to create a detached family home with good sized garden, off street parking and double garaging.



Location

North Owersby is a small village situated between Caistor (6.6 miles) and Market Rasen (6.1 miles). The A46 lies about 1 mile to the east.

Primary Schooling is available in nearby Osgodby. North Owersby lies within the Caistor Grammar School catchment and there is also Secondary School education at De Aston in Market Rasen.

A good range of shops, doctors, leisure and amenity facilities are in existence at both Market Rasen and Caistor. With good nearby transport links via the A46 to Lincoln, Grimsby, Scunthorpe and the Humber Bridge.

Planning

The land is offered for sale with full planning permission to erect 1 no. detached dwelling with integral double garage.

The original planning permission granted 9th January 2020 (ref: 140237) has been the subject of a subsequent variation to reposition the dwelling, access and driveway.

The development has been deemed commenced.

Full details are available from the planning portal.

Services

Mains water and electricity services are available in close proximity to the property. Prospective purchasers are encouraged to satisfy themselves in this regard.

Community Infrastructure Levy (CIL)

The vendor has paid the CIL and therefore no sum is payable in addition to the purchase price.

Boundaries and Access

The plot is sold by reference to the Land Registry Title Plan (Ref: LL397525). There is a right of access available directly off the public highway and also via the farm track to the west.

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.

Plans

The plans are published for identification purposes only.

Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing

Viewing is strictly by appointment through the Selling Agent.

Agents Note

There is a personal connection between the Seller of this property and a member of staff at Perkins George, Mawer & Co.

