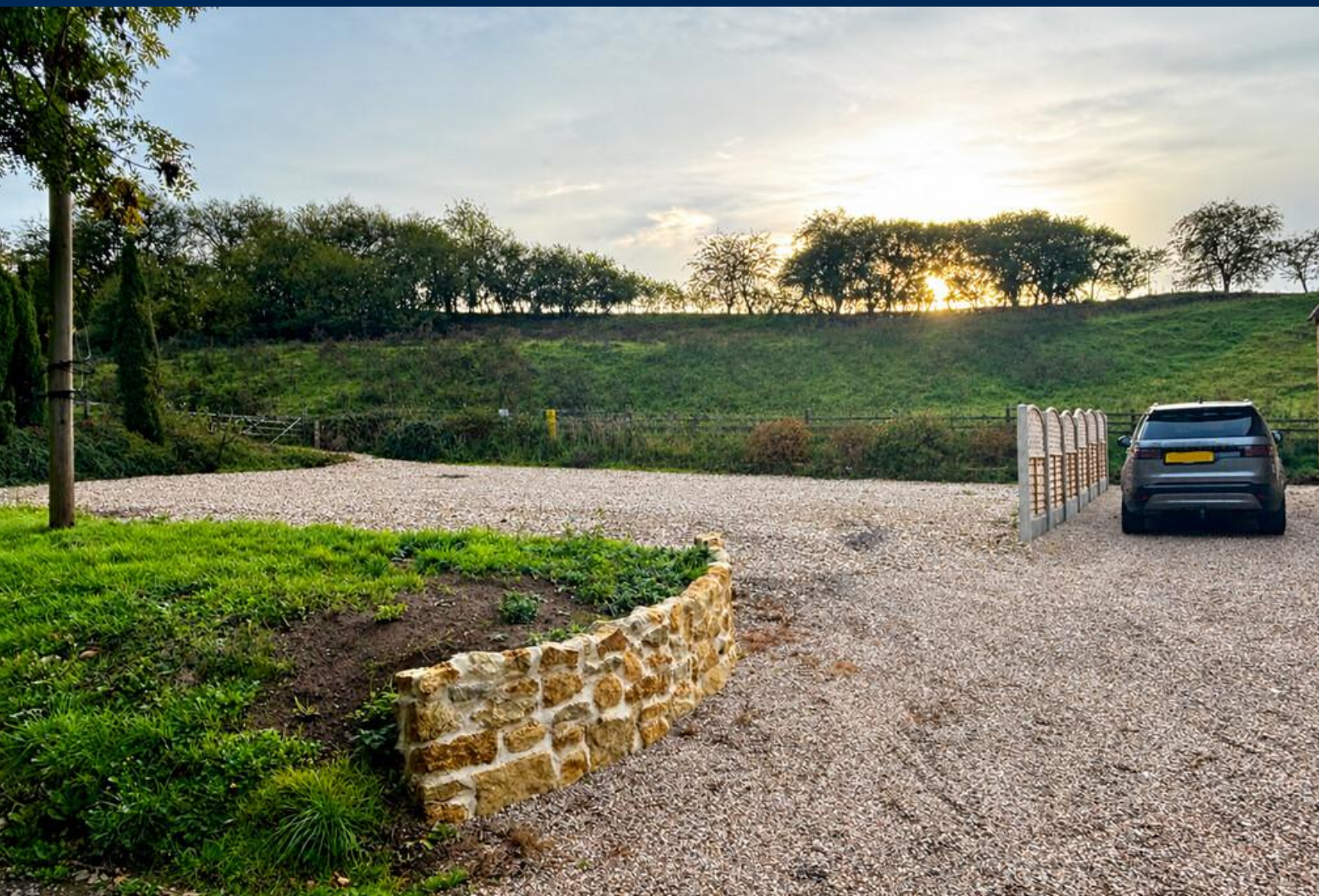


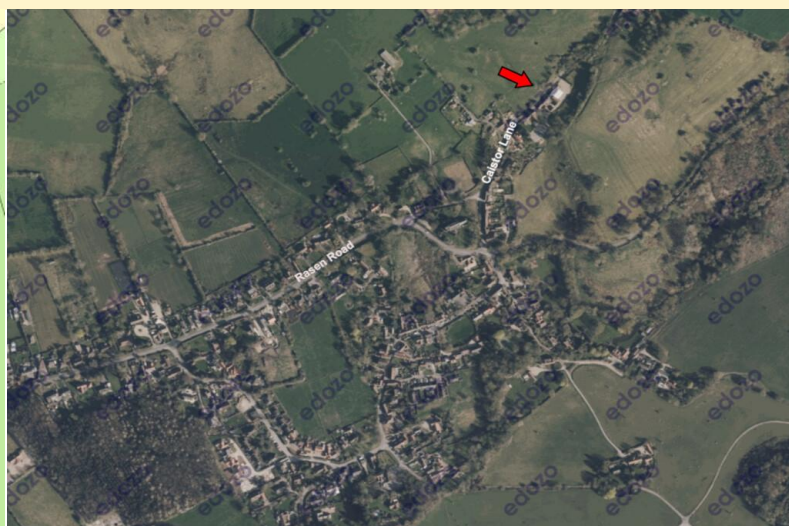


Plot 2 Caistor Lane

Tealby, Market Rasen, LN8 3XN

Price £150,000

We are pleased to bring to the market this rare opportunity to purchase a residential building plot, within the popular Lincolnshire Wolds village of Tealby. The property is located on the outskirts of the village, having stunning countryside views to the front and rear. Detailed Planning Consent has been granted for the construction of a stone-fronted, three bedroomed detached house, with accommodation to comprise at ground floor level; Entrance Hall with WC Compartment off, large open-plan Living Dining & Kitchen Space, together with a separate Study and Utility Room. At first floor level, there are three generously proportioned Bedrooms with the principal bedroom having an En-Suite Shower Room together with a Family Bathroom/WC combined. Externally, the property will have gardens to the front and rear, together with a detached single garage. This plot is sure to be of interest to local self-build enquiries and developers.





LOCATION

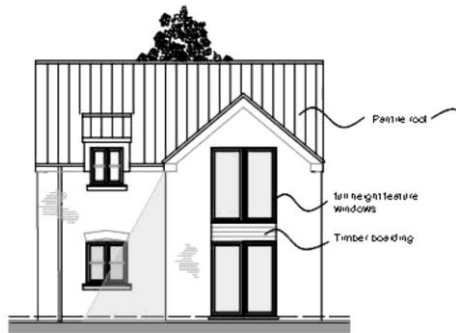
The building plot is located within the highly desirable and picturesque village of Tealby, situated within the Lincolnshire Wolds and approximately three miles north-east of Market Rasen. The village includes a Primary School and many other amenities, including a public house, village shop, tea rooms and tennis club. This plot is located on Caistor Lane, close to Tealby Church and within Tealby Conservation Area.

DESCRIPTION

We are pleased to bring to the market this rare opportunity to purchase a residential building plot, within the popular Lincolnshire Wolds village of Tealby. The property is located on the outskirts of the village, having stunning countryside views to the front and rear. Detailed Planning Consent has been granted for the construction of a stone-fronted, three bedroomed detached house, with accommodation to comprise at ground floor level; Entrance Hall with WC Compartment off, large open-plan Living Dining & Kitchen Space, together with a separate Study and Utility Room. At first floor level, there are three generously proportioned Bedrooms with the principal bedroom having an En-Suite Shower Room together with a Family Bathroom/WC combined. Externally, the property will have gardens to the front and rear, together with a detached single garage. This plot is sure to be of interest to local self-build enquiries and developers.



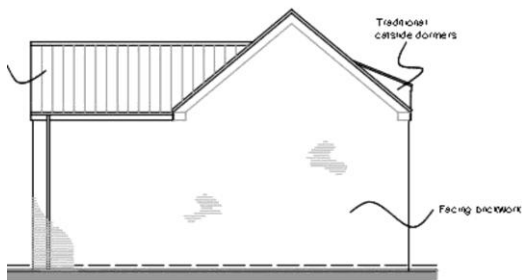
Front Elevation (1:100)



Rear Elevation (1:100)



Side Elevation (1:100)



Side Elevation (1:100)

SERVICES

All mains services are understood to be available within Caistor Lane.

EPC - Not applicable.

TENURE

The property is available on a Freehold basis. There will be shared access rights over the driveway with the adjoining cottage, as shaded in blue on the attached site plan.

PLANNING

West Lindsey District Council Planning Application No: 145829

VIEWINGS

By prior appointment through Mundys - 01673 847487 or 01522 556088..

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

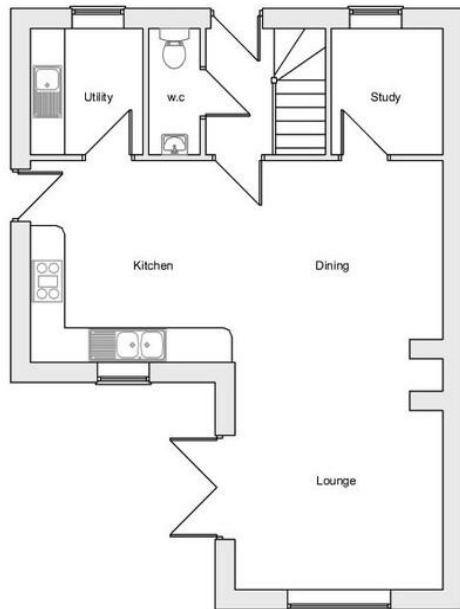
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

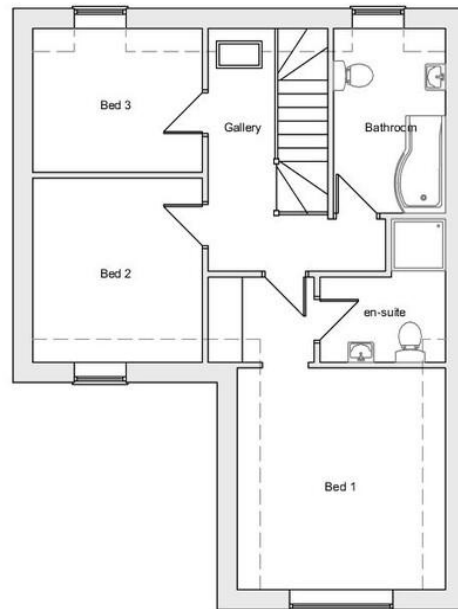
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor Layout Plan (1:50)



First Floor Layout Plan (1:50)



29-30 Silver Street
Lincoln
LN2 1AS
commercial@mundys.net
01522 556088

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

