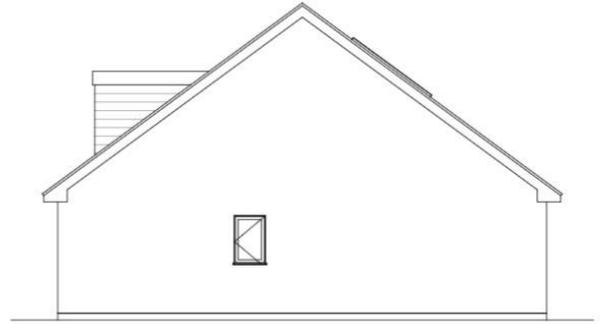
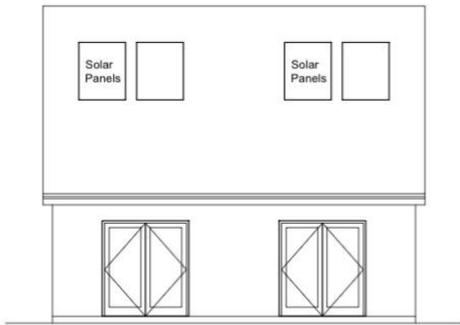


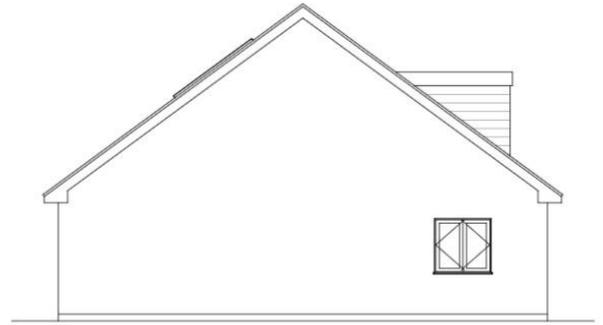
Proposed Front Elevation Plan
Scale 1:100



Proposed Side South Elevation Plan
Scale 1:100



Proposed Rear Elevation Plan
Scale 1:100



Proposed Side North Elevation Plan
Scale 1:100



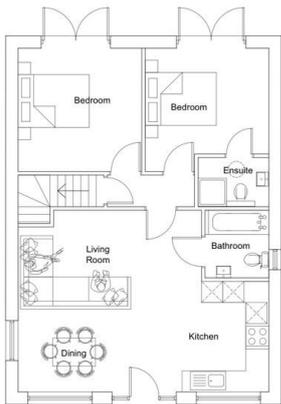
Building Plot, Chapman Street Market Rasen, LN8 3DS



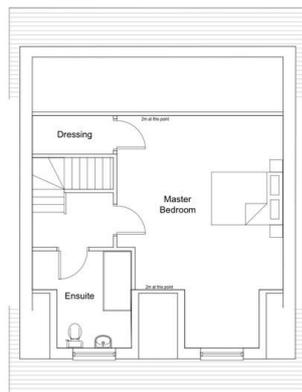
Book a Viewing!

£95,000

A rare opportunity to acquire an individual building plot set within the Centre of Market Rasen, offering a tucked away position while remaining conveniently located within a short walk of the town centre, railway station and racecourse. The site also provides straightforward access to Lincoln and Louth, making it well placed for both local amenities and commuting. The land benefits from Outline Planning Permission granted under Application Reference WL/2025/00300 (West Lindsey) for the construction of a thoughtfully designed Three Bedroom Detached Dwelling. The proposed layout features an Open Plan Living, Kitchen and Dining Space, a Ground Floor Bathroom, Two Double Bedrooms with one having an En-suite and a staircase rising to a spacious Principal Bedroom with its own En-suite. Externally, the plans allow for a private garden and two off-road parking spaces.



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed Ground Floor Plan
Scale 1:100



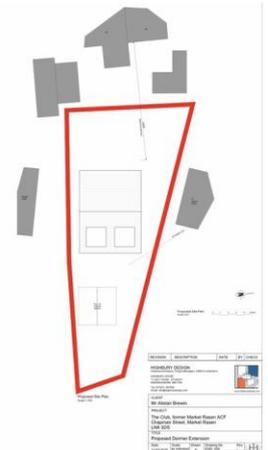
Proposed First Floor Plan
Scale 1:100



Proposed Rear Elevation Plan
Scale 1:50



Proposed Side South Elevation Plan
Scale 1:50



| NO. | REVISION | DATE |
|-----|--------------------------------|------------|
| 1 | Issue for Planning | 12/11/2024 |
| 2 | Issue for Building Regulations | 12/11/2024 |
| 3 | Issue for Construction | 12/11/2024 |

Project Name: Three Bedroom Detached Dwelling
 Project Address: Chapman Street, Market Rasen, LN8 3DS
 Project Client: [Name]
 Project Designer: [Name]
 Project Date: 12/11/2024

SERVICES

All mains services are understood to be available nearby, although interested parties should make their own enquiries to confirm availability and connection costs.

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - Strictly by appointment through Mundys Estate Agents.

LOCATION

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guest houses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').

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.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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29 – 30 Silver Street
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01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

