



Former Pumping Station, Ludford Road, Binbrook, Market Rasen, LN8 6DR **Guide Price: £60,000 (£900 + VAT Buyers Fee)**

**Description**

A unique development opportunity to convert and extend this former Anglian water pumping station into a two bedroom dwelling in a stunning rural location. The site (title no. LL252784) had full planning permission granted in 2025 and comes with an additional small area of land (title LL252694) which is to be used to satisfy the biodiversity net gain obligation.

**Directions**

Enter Binbrook on Ludford Road which runs into the High Street. There is a lay-by on your left hand side and a public footpath which leads you to the site for viewing purposes.

<https://what3words.com/bookmark.prom.card>

**Access**

The new owner will access the site via a right of way over Chestnut Farm which is depicted in brown on the title plans.

**Town & Country Planning**

The site was granted planning permission by East Lindsey District Council on the 07/11/25 under application number N/017/00024/25 for the change of use and extension of the existing water pumping station to a dwelling.

**Services**

We understand there is a water right over LL252784 with further details available in the legal pack. There is also electricity pylon nearby so it may be possible to connect to electricity. Interested parties are advised to make their own enquiries into the cost and availability of services.

**Tenure & Possession**

Freehold with vacant possession upon completion.

**Viewing**

The site may be viewed externally on foot during daylight hours via the public footpath which is situated next to the lay-by.

**Completion Date**

10% deposit and up to 4 weeks for completion.

**Auction Bidder Identity Check**

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or [lincolnpropertyauctions@brown-co.com](mailto:lincolnpropertyauctions@brown-co.com)

**Extra Info**

A copy of the planning permission, plans and full contamination report are available from the auctioneers.

**VAT**

We understand the the property is elected for VAT, therefore VAT will be payable on the purchase price. Interested parties are advised to take the necessary tax advice.

**Solicitors**

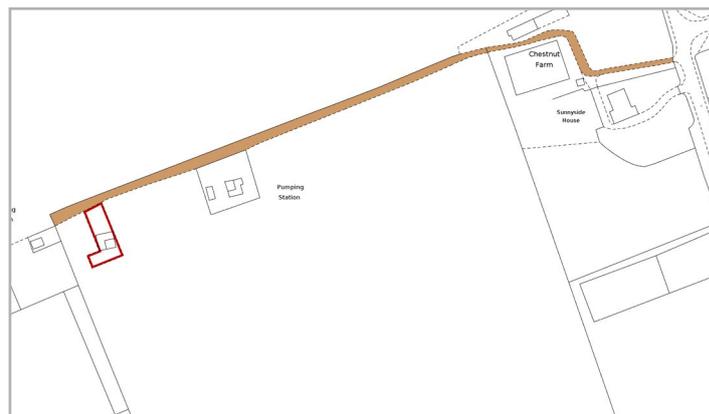
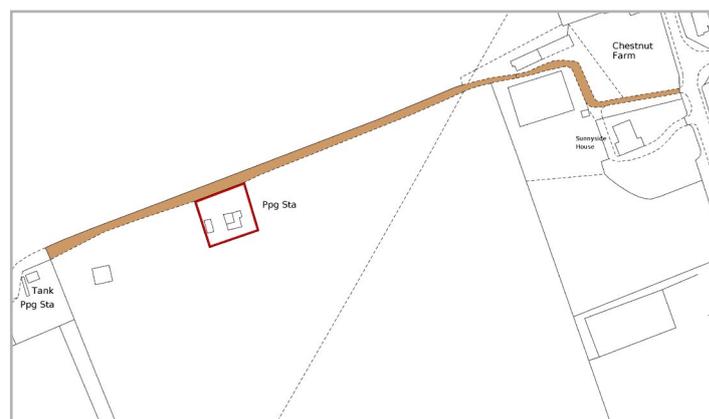
Malachy McGill  
Sills and Betteridge  
18-28 Clasketgate  
Lincoln, LN2 1JN

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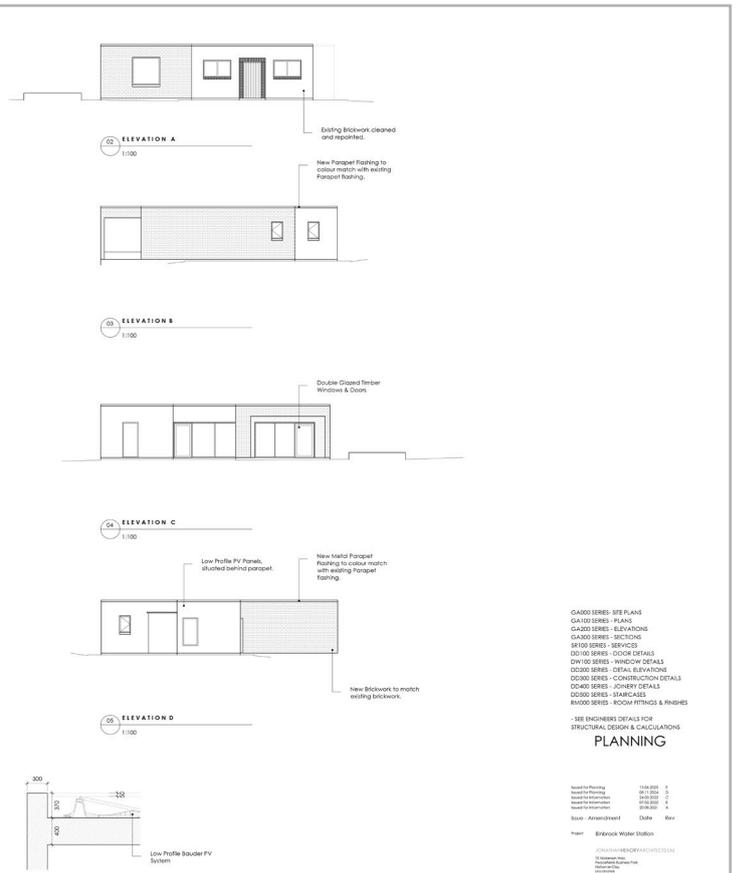
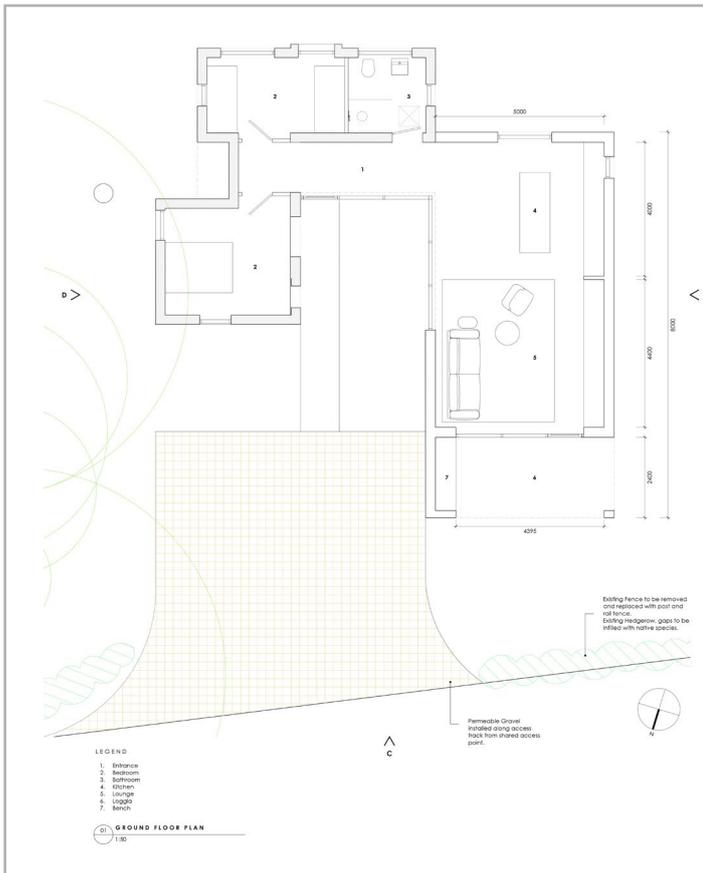
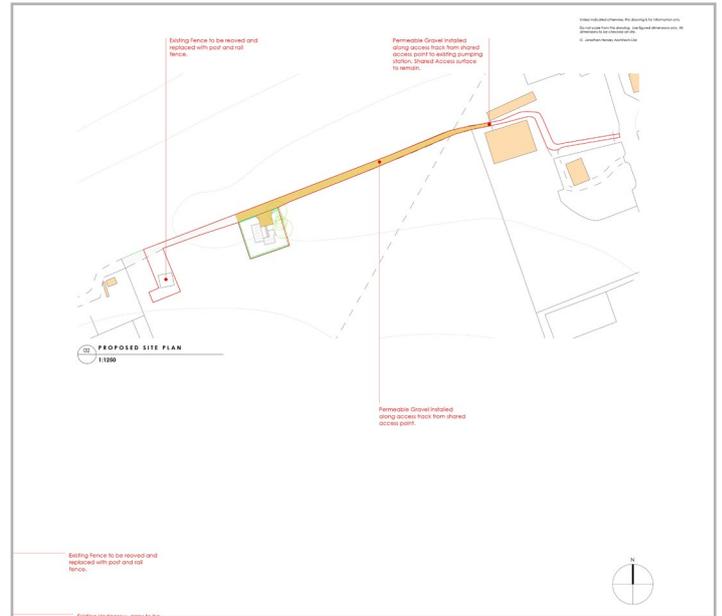
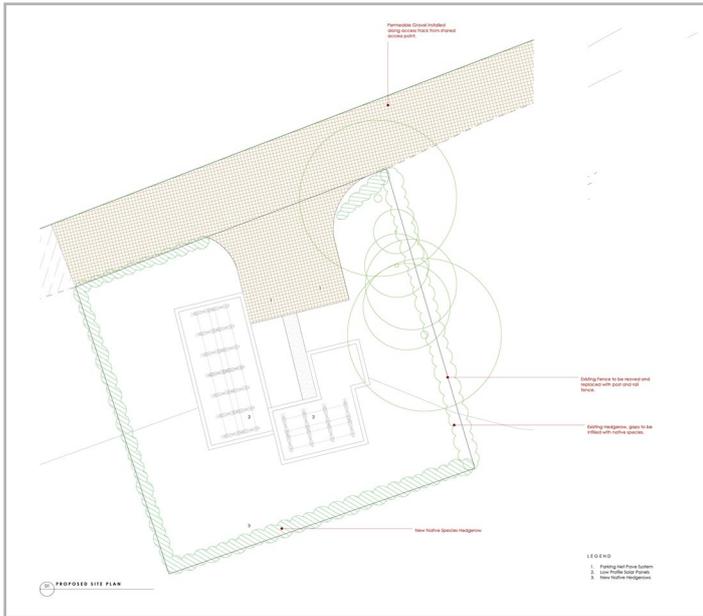
[mmcgill@sillslegal.co.uk](mailto:mmcgill@sillslegal.co.uk)

**Agent**

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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.



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