



**Potential Residential Development Site, Linwood Road,
Market Rasen, LN8 3QE**

#9504/2023J

Potential Residential Development Site

Linwood Road, Market Rasen, LN8 3QE



Agreement

For Sale



Detail

Potential residential development site extending to 1.87 hectares (4.62 acres), allocated for residential development in 2023 Central Lincolnshire Local Plan for up to 45 units.



Price

Offers over £1,000,000



Size

Circa 1.87 hectares (4.62 acres)



Location

Market Rasen, LN8 3QE



Property ID

#9504/2023J

For Viewing & All Other Enquiries Please Contact:



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Property

A roughly rectangular level parcel of land, currently used for grazing, extending to in total circa 1.87 hectares (4.62 acres).

The site abuts Linwood Road on its western side and has an open outlook to the east, south and west over open farmland.

There is existing residential development to the north and north east, with the latter forming part of the new Fox Hollow development being built out by Rippon Homes.

Vehicular access into the site will be taken from Linwood Road.

The site formerly had Outline Planning Permission for up to 45 residential units, with a central spine road serving the new proposed build development to the north and south of this. Indicative layouts produced and approved at the time are included later in these particulars.

Services

We understand that mains supplies of water, drainage, electricity and gas are available within the vicinity of the site. However, interested parties are advised to make their own enquiries to the respective utility service providers to ascertain the exact location and capacity of each supply in the area. It is anticipated that these will come in off the Linwood Road side of the development.

Method of Sale

The site is being offered for sale by way of Private Treaty with offers invited on either a conditional or unconditional basis, with offers made on the latter basis ideally being preferred by the vendors.

Tenure

The site is being offered Freehold with vacant possession on completion.

Price

Offers over £1,000,000

VAT

VAT may be charged in addition to the price at the prevailing rate

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Town & Country Planning

As referred to above, the site formerly had Outline Planning Permission for the erection of up to 45 dwellings granted in 2018 by West Lindsey District Council under reference number 137054. That Planning Permission has now lapsed.

The site, however, has been allocated in the recently adopted 2023 Central Lincolnshire Local Plan for residential development for up to 45 dwelling, under reference WL/MARK/0110.

Further details can be obtained from the Central Lincolnshire Local Plan portal at the link below:

<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

The site is not situated within a Conservation Area.

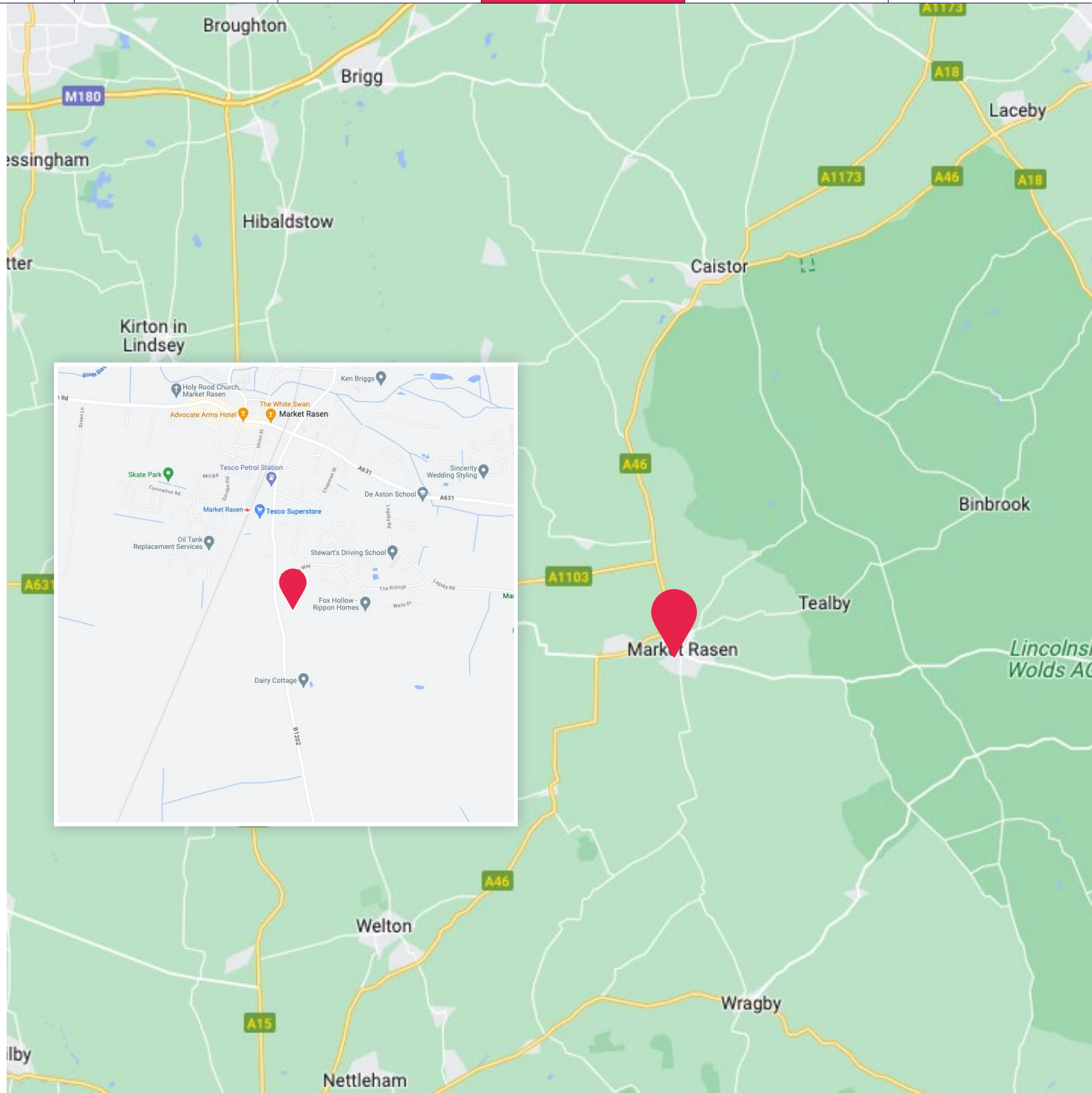
Location

The site is situated on the eastern side of Linwood Road, a short drive to the south of Market Rasen town centre. Both the town train station and Tesco Superstore are located on Linwood Road to the south of the town centre, so a short distance north of the subject site.

The site enjoys an attractive semi-rural location on the southern edge of the town, with modern housing estates to the north developed by Hugh Bourn some years ago and, more recently, by Rippon Homes.

Market Rasen is a popular Lincolnshire Market Town, with a population of just over 4,000, situated mid-way between Lincoln and Grimsby, around 18 miles to the south and north respectively, via the A46 trunk road.

The town sits on the southern edge of the Lincolnshire Wolds, an area of outstanding natural beauty, offering a good range of local amenities and is the home of De Aston School, one of the best regarded secondary schools in the County.







ILLUSTRATIVE SITE LAYOUT IN CONTEXT

**This plan relates to the previous Outline
Planning Permission from June 2018.**



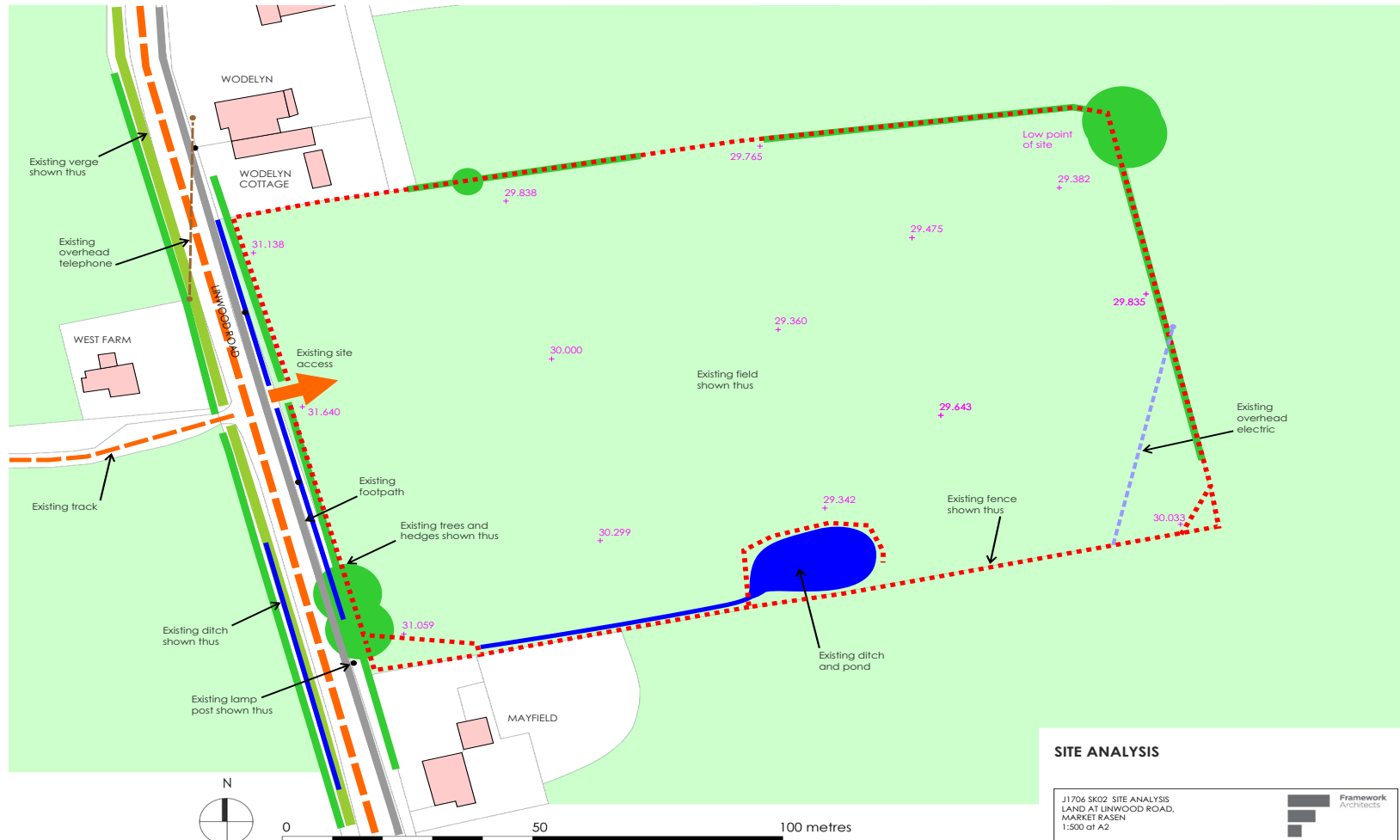
ILLUSTRATIVE SITE LAYOUT

The purpose of the illustrative site layout is to provide a template for the detail design stage of reserved matters applications. It sets out the key design principles that the development will seek to adopt.

J1706 SK01A ILLUSTRATIVE SITE LAYOUT LAND AT LINWOOD ROAD, MARKET RASEN 1:500 at A2	<p>Framework Architects</p>
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