



Building Plot, Rasen Road

Walesby | Market Rasen | Lincolnshire | LN8 3UW

Offers In Excess Of £125,000



Perkins George Mawer & Co.

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

Building Plot

Rasen Road | Walesby

Market Rasen | Lincolnshire | LN8 3UW

Offers In Excess Of £125,000

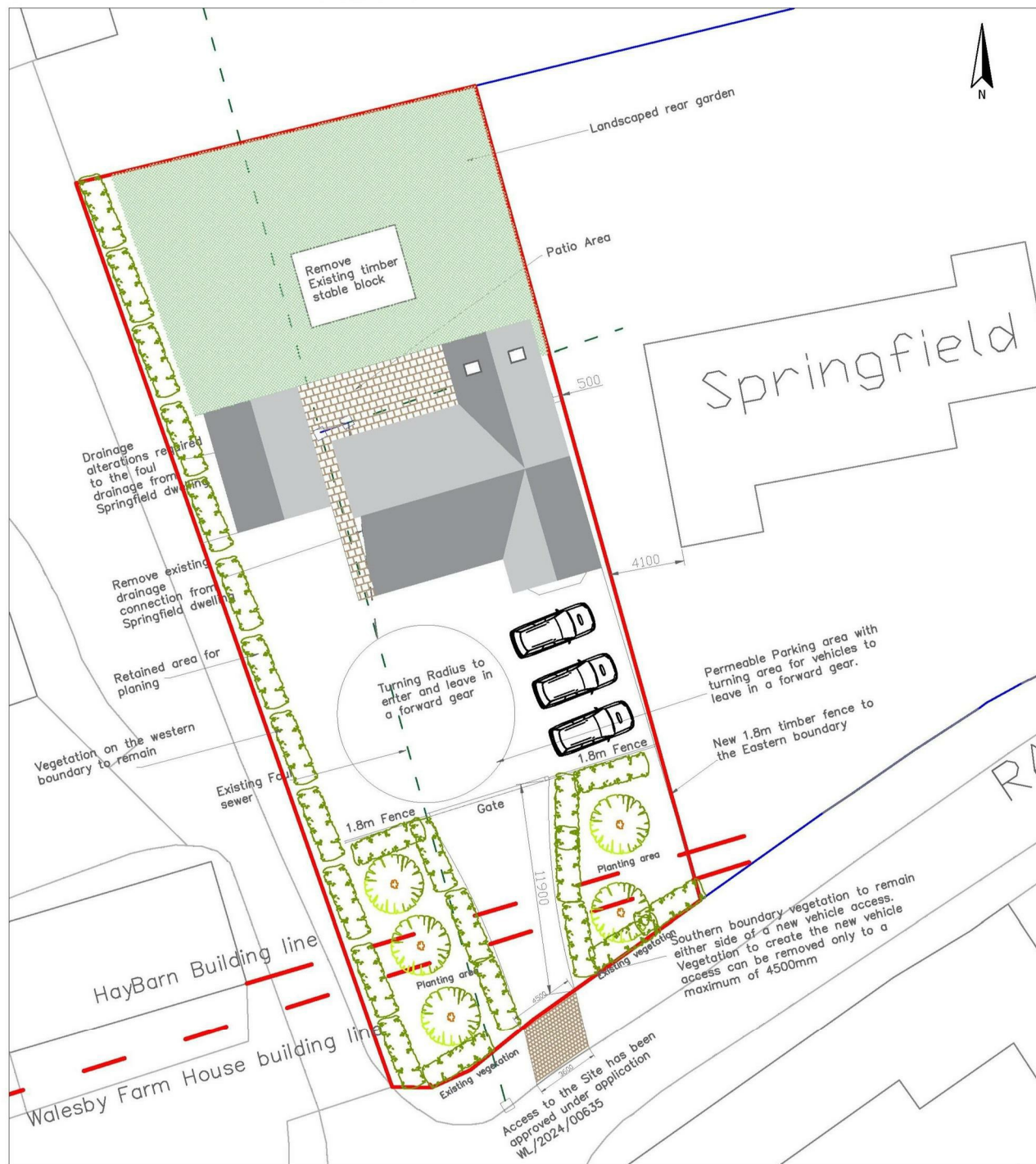
Nestled in the charming village of Walesby, Market Rasen, PGM&Co are pleased to offer an exceptional building plot on Rasen Road. The property presents a unique opportunity for those looking to create their dream home. With full planning permission in place for a delightful four-bedroom bungalow, this plot presents great scope for a residence tailored to personal taste and lifestyle.

- Building Plot
- Planning Permission (ref: WL/2025/00711)
- 4-Bedroom Bungalow
- Separate Garage and Parking
- Sought after Village
- Lincolnshire Wolds

Location

Walesby is a sought after village located at the foot of the Lincolnshire Wolds. There are numerous countryside walks and view points in and around the village. The town of Market Rasen is just 2.8 miles to the south and offers a range of amenities including primary and secondary schools, shops, pubs and leisure facilities. The popular market town of Caistor lies 7 miles to the north and also boasts conveniences and transport links.





Description

The property has the benefit of full planning permission having been granted for a spacious single dwelling with separate garage, ample off road parking and an individual access. The plot's location in a tranquil setting provides a wonderful backdrop, surrounded by the natural beauty of the Lincolnshire Wolds countryside.

This unique opportunity not only offers the potential for a bespoke living space but also the promise of a serene lifestyle in a picturesque village.

Planning

Planning permission has been granted by West Lindsey District Council (WLDC) Ref: WL2025/00711, dated 15/10/2025 for the erection of 1no. single storey dwelling. The development is to be carried out in accordance with details shown on the approved plans (shown for indicative purposes in these Particulars of Sale).

Further information can be obtained via the WLDC planning portal or via the selling agent.

Services

Mains water and electricity services are available in close proximity to the property. The Energy Statement stipulates an air source heat pump main heating system. In addition the planning permission makes reference to rainwater harvesting facilities and roof mounted solar PV panels. Prospective purchasers are encouraged to satisfy themselves in this regard and other services.

Community Infrastructure Levy (CIL)

The CIL will be payable by the prospective purchaser where applicable.

Boundaries and Access

A new access to to be constructed directly off the public highway, Rasen Road, to the south of the plot, per the Access/Visibility Splay Plan referred to in the planning permission. New and existing boundaries are to be constructed and maintained by the purchaser in accordance with the planning documents.

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 and Areas

The plans included with these Particulars of Sale 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.

Selling Agent

PGM&Co (Ref: Molly Williams)

The Corn Exchange Chambers, Queen Street, Market Rasen, Lincs LN8 3EH

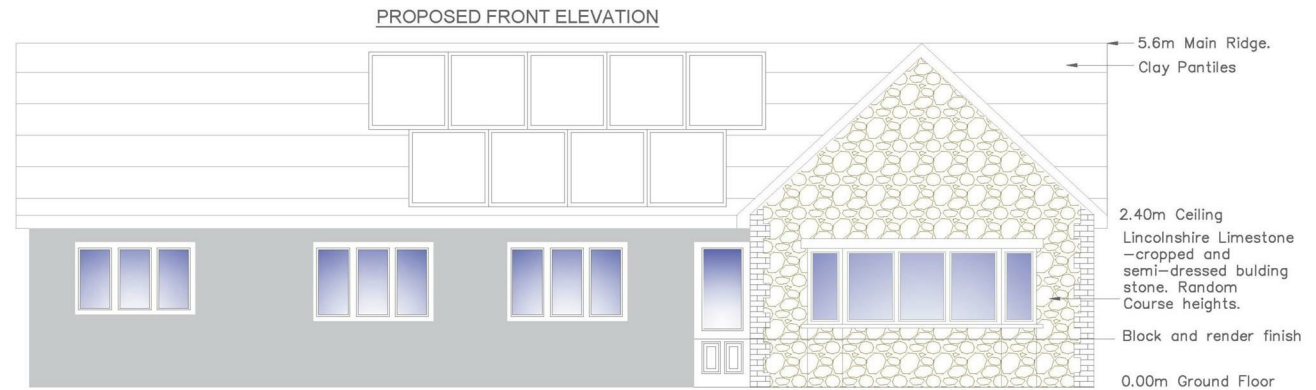
T: 01673 843011

M: 07950 512498

E: molly@perkinsgoergemawer.co.uk

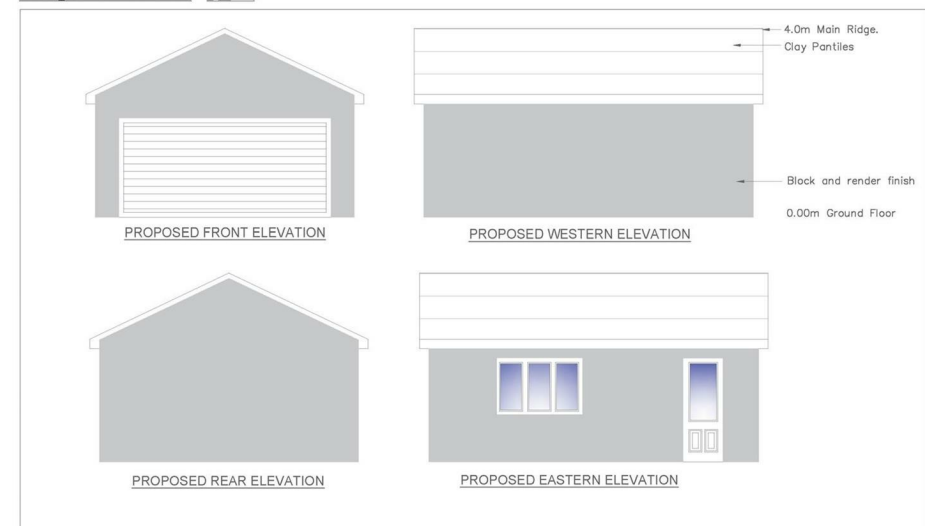
Bungalow Elevation 1:50

0 50 100

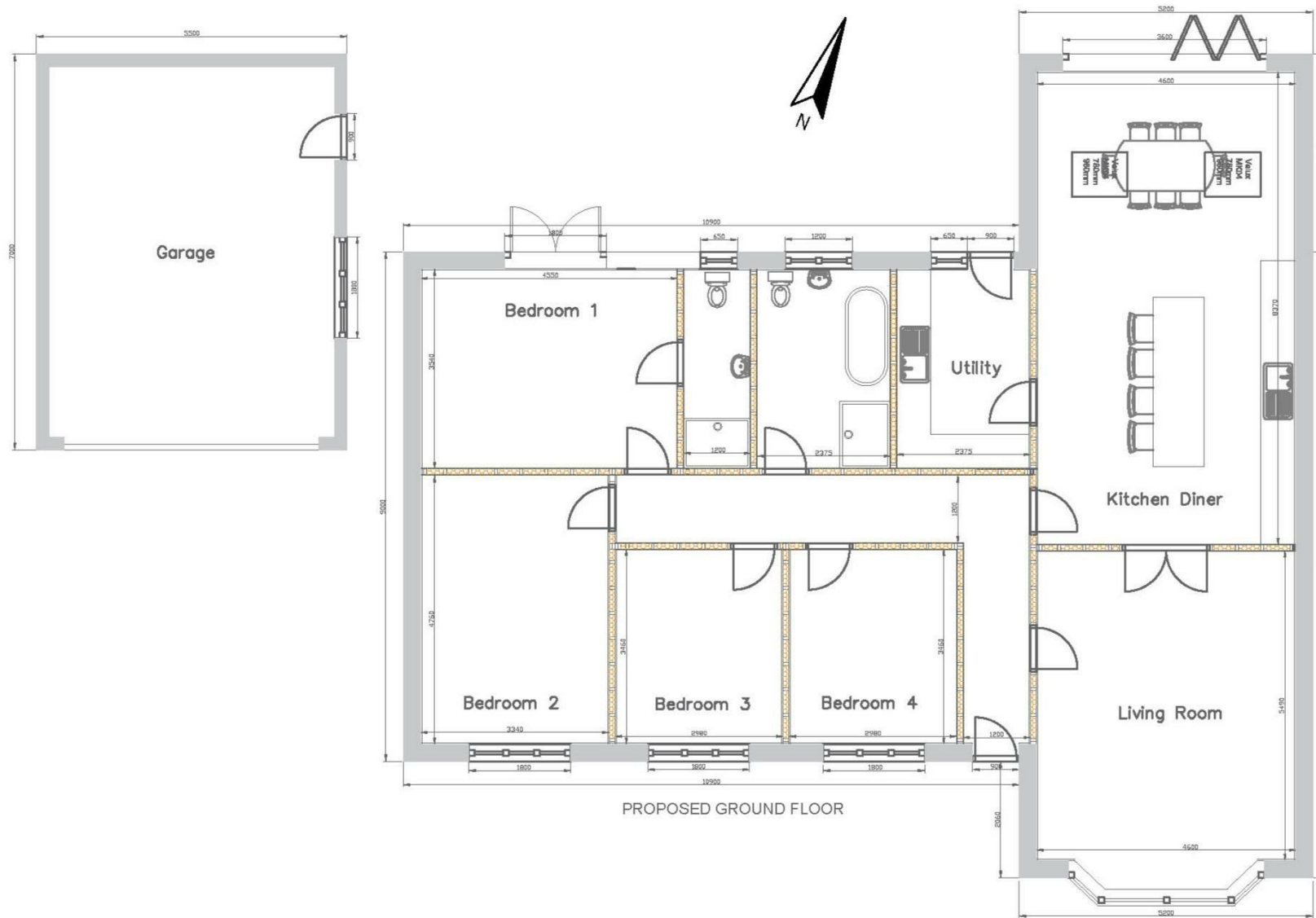


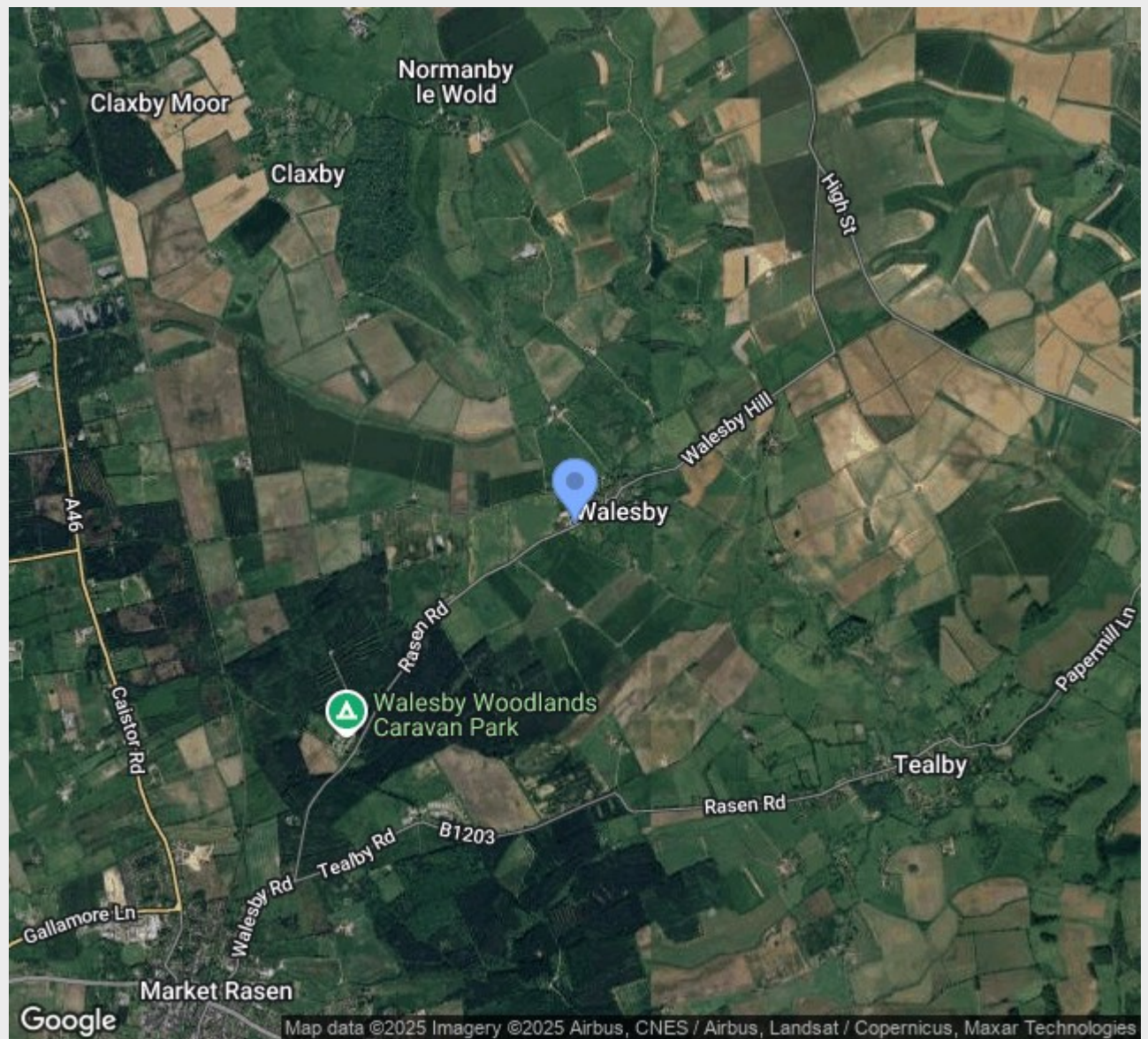
Garage Elevation 1:50

0 50 100



Floor Plan 1:100





Perkins George Mawer & Co

Corn Exchange Chambers

Queen Street

Market Rasen

Lincolnshire

LN8 3EH

01673 843011

info@perkinsgeorgemawer.co.uk

www.perkinsgeorgemawer.co.uk

Agents Note:

Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.