



Building Plot, Gainsborough Road

| Middle Rasen, Market Rasen | LN8 3JU

Guide Price £75,000



Perkins George Mawer & Co.

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

Building Plot

Gainsborough Road |
Middle Rasen, Market Rasen | LN8 3JU
Guide Price £75,000

The property is situated in the village of Middle Rasen a popular location with a local Pub, Village Hall, Playing Field, Primary School and General Store/Post Office. Situated 1.5 miles to the east is the market town of Market Rasen which provides Secondary Schooling, a range of Supermarkets, and a selection of independent shops and services. In addition, there is also a Railway Station.

A single Building Plot with Full Planning Permission, dated 21/01/2026, (Reference: WL/2025/01159) for the erection of 1no. dwelling and associated works.

- Building Plot with Planning Permission
- In Popular Middle Rasen
- Planning for Single Dwelling
- Plans for 4 Bedrooms & 3 Bathrooms

Description

An infill plot centrally located within the village, with direct highway access and providing the opportunity to create a detached family home, with single garage and garden grounds to front and rear elevations.



Proposed Frontage (Northern) Elevation
(Scale 1:50 @ A1)



Proposed Rear (Southern) Elevation
(Scale 1:50 @ A1)



Proposed Side (Eastern) Elevation
(Scale 1:50 @ A1)



Proposed Side (Western) Elevation
(Scale 1:50 @ A1)

Services

Mains water and electricity services are available in close proximity to the property. Prospective purchasers are encouraged to satisfy themselves in this regard.

Community Infrastructure Levy (CIL)

The purchaser will be expected to pay the CIL in addition to the purchase price.

Biodiversity Net Gain

It is a condition of the planning that a Biodiversity Gain Plan (BGP) shall be prepared as part of commencement of the development. (See Condition 5 of the planning consent).

Boundaries

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.

Tenure and Possession

The land is Freehold. Vacant Possession will be granted on completion.

Method of Sale

The building plot is offered For Sale by Private Treaty as a whole.

Plans

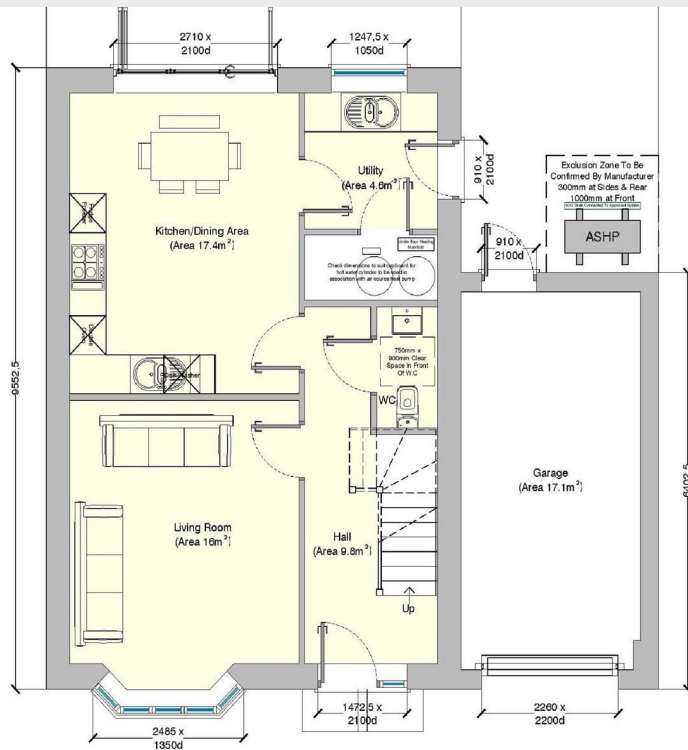
The plans as published are for identification purposes only and are not to scale.

Buyer Identity Check

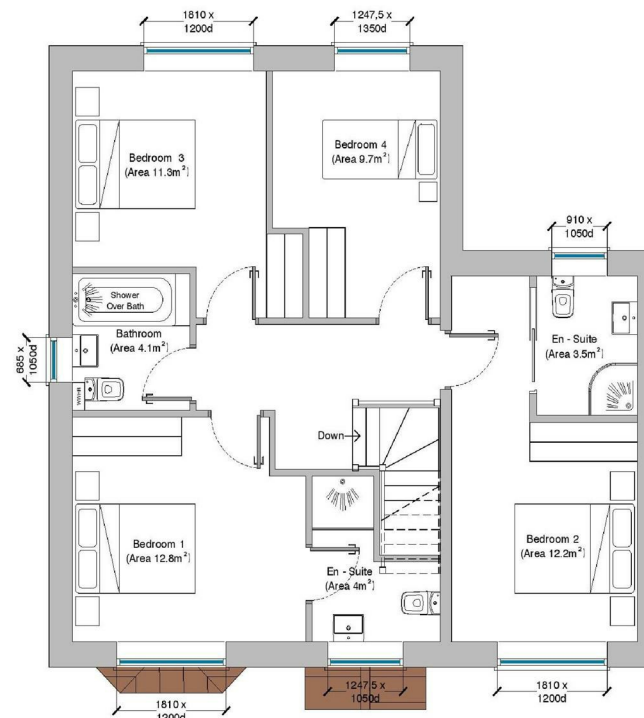
Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

Viewing

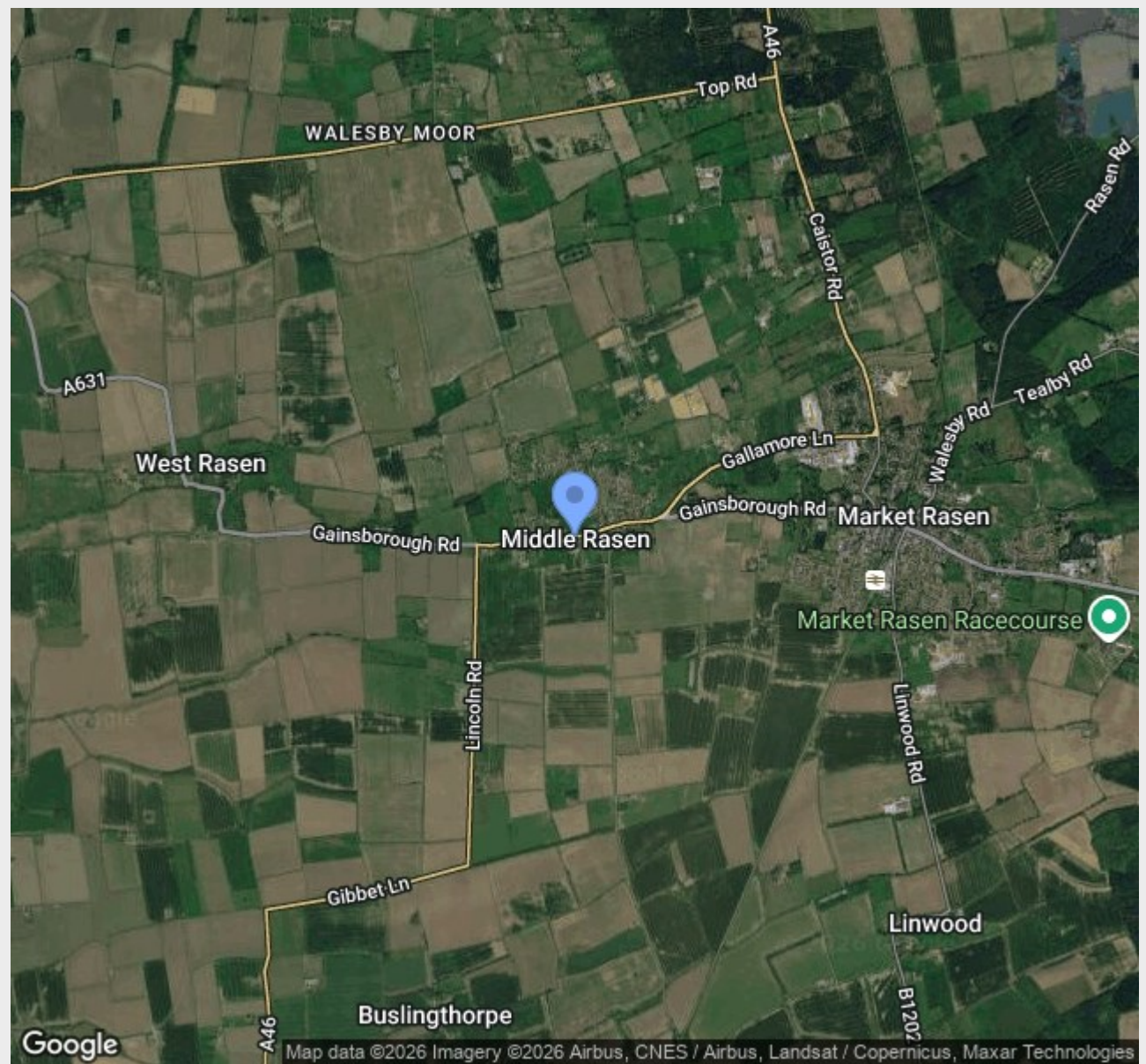
Viewing is strictly by appointment through the Selling Agent.



Proposed Ground Floor Plan



Proposed First Floor Plan



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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.