

Building Plot, Lammas Leas Road

| Market Rasen | Lincolnshire | LN8 3AP

Offers In The Region Of £70,000

Perkins George Mawer & Co.

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

Building Plot

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Unique opportunity to acquire a building plot on Lammas Leas Road in the popular market town of Market Rasen. With outline planning permission already granted, the property offers the chance to embark on the exciting journey of constructing a self-build bungalow tailored to your specifications.

- Outline Planning Permission
- Self-build Bungalow
- Popular Town Location
- Ample frontage and off-road parking

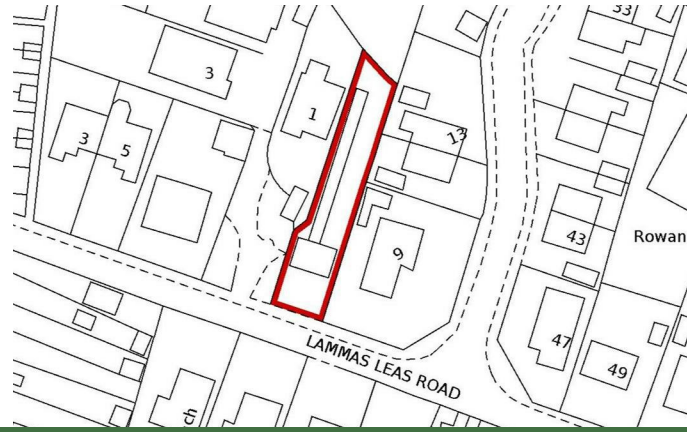
Location

Market Rasen is known for its picturesque surroundings and vibrant community, making it an ideal location for families and individuals alike. The town boasts a range of local amenities, including shops, schools, and recreational facilities, ensuring that all your daily needs are within easy reach.

It is approximately 18 miles from the City of Lincoln and about 20 miles from Grimsby both accessible via train from the local train station.







Description
The plot has the benefit of Outline Planning Permission for single bungalow and offers a blank canvas, allowing you to design a residence that perfectly suits your lifestyle and preferences.

The property's location affords the tranquillity of the countryside while still being close to the conveniences of town living.

Whether you are a first-time builder or an experienced developer, this opportunity is not to be missed. Embrace the chance to create a bespoke home in a delightful setting.

The existing site features a clubhouse building constructed of timber frame with metal roof and a grassed area to the front and rear offering ample offroad parking.

Planning
Outline Planning Permission was grated on 09/11/2026, by West Lindsey District Council (ref: WL/2025/00863) for 1no. self-build bungalow with all matters reserved.

A self-build Unilateral Undertaking (UU) has been completed to ensure the dwelling is a custom/self build. As such the development is exempt from Biodiversity Net Gain (BNG) requirements.

Details of the Outline Planning Permission, including decision Conditions, are available via the Selling Agent or the planning portal.

Servcies
Mains electricity is connected to the site. It is understood that other services are in close proximity, prospective purchasers should make their own enquiries in this regard.

Plans & Areas
Those included are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

Boundaries
The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

Community Infrastructure Levy (CIL)
The CIL will be payable by the prospective purchaser where applicable.

Tenure and Possession
The property is offered for sale Freehold with Vacant Possession on completion.

Method of Sale
The property is offered for sale by Private Treaty as a whole.

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 via the Selling Agent.

Selling Agent
PGM&CO (Market Rasen)
Ref: Molly Williams
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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.