

LAND TO THE NORTH OF GAINSBOROUGH ROAD

Middle Rasen, Lincolnshire



Key Highlights

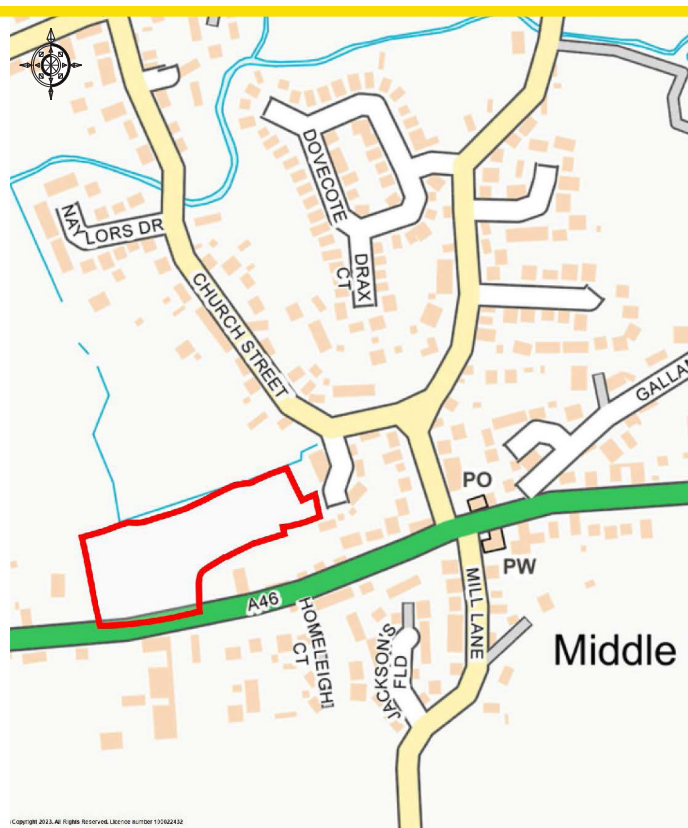
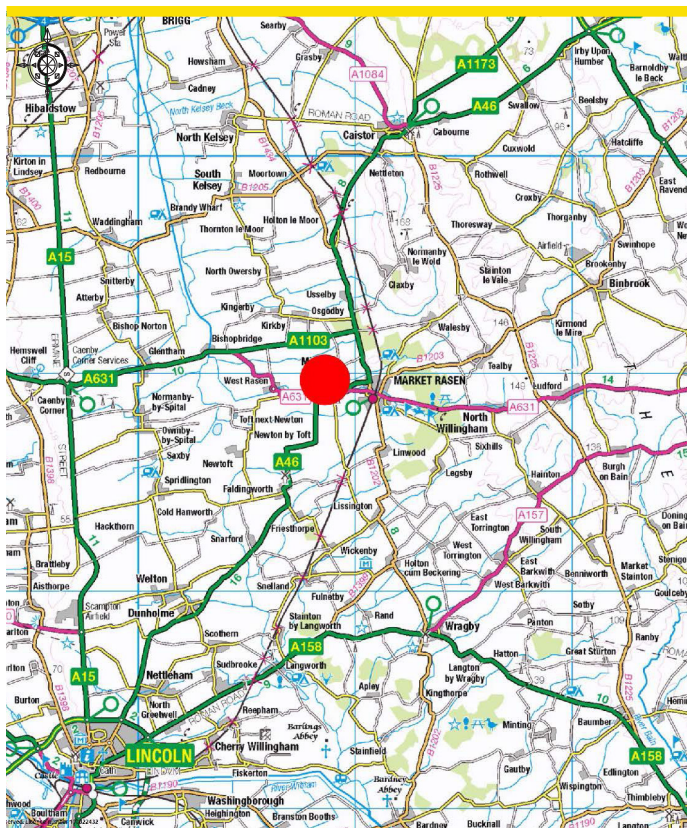
- Freehold greenfield site
- Allocated site in the Central Lincolnshire Local Plan for 21 dwellings
- Good accessibility and proximity to Lincoln
- Potential development parcel - approximately 3 acres (1.21 ha)
- Road frontage onto Gainsborough Road
- EOI deadline is 12 noon Thursday 19th October 2023
- Informal Tender deadline is 12 noon Thursday 30th November 2023

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Location

Located approximately 13 miles (21 km) northeast of Lincoln city centre, the subject Site benefits from prominent road frontage onto Gainsborough Road (A46), which is centrally located and links to Top Road (A1103) to the north.

Nearby arterial roads include the A1103, A15, A16 and A158 which provide efficient access into Lincoln, as well as a number of surrounding suburban areas including Louth, Dunholme, Gainsborough and Newark-on-Trent.

Middle Rasen provides an array of local amenities commensurate with its size, including Crossroads Convenience Store, a Post Office and The Nag's Head public house.

Middle Rasen is within the catchment area of Middle Rasen Primary School for children aged 4-11 which was rated 'Good' in their 2022 OFSTED inspection. For children aged 11-18, the De Aston Secondary School in Market Rasen was rated 'Good' in their 2022 OFSTED inspection. The nearest independent school is Lincoln Minster School for children aged 4-18.

The town of Market Rasen is situated east and within easy access of the Site (approximately 1.4 miles (2.4km)), and includes more established amenities such as a Tesco supermarket, Market Rasen Racecourse, Boots Pharmacy, doctor's surgery and Market Rasen Leisure Centre.

Description

The subject Site is a regular shaped greenfield parcel, comprising grassland and extending to approximately 3 acres (1.21 ha) in total. It benefits from strong road frontage onto Gainsborough Road, to the south, from where it is assumed access can be granted, subject to highways consultation and approval.

The Site is bound to the north by greenfield land, to the west by existing residential housing, to the south by Gainsborough Road and to the east by The Nags Head Pub and existing residential housing.

Planning

The Site is allocated within the Central Lincolnshire Local Plan for 21 dwellings during the plan period (2018-2040).

Site Reference: WL/MIDR/002

Middle Rasen is in Value Zone B of the adopted Central Lincolnshire Local Plan which requires developments of 10 or more dwellings to provide 20% affordable housing.

Interested parties are encouraged to undertake their own due diligence with the Local Authority to support their offer.

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Tenure

The Site is held freehold and is available with vacant possession upon legal completion.

VAT

Whether VAT is applicable on this transaction will be confirmed by the Seller's solicitors.

Services

Purchasers are to make their own investigations as to the capability and capacity of services for their proposed development scheme and density on the Site.

Local Planning Authority

The Local Planning Authority is West Lindsey District Council.

Interested parties are encouraged to undertake their own due diligence with the Local Authority to support their offer:

West Lindsey District Council

<https://www.west-lindsey.gov.uk/>

Method of Sale

We are inviting offers on a range of bases including Option, Promotion or Subject to Planning basis.

The Expressions of Interest date is 12 noon Thursday 19th October 2023.

The Informal Tender Deadline is 12 noon Thursday 30th November 2023.

Legal Costs

We are seeking a contribution towards the Landowner's Professional fees plus VAT payable on exchange. Please confirm you have allowed for this in your offer.

Viewing Arrangements

The Site is secure but can be viewed from the main road. Please notify the Agents to arrange a viewing prior to accessing the Site.

Please note the Landowner nor their Agents take any responsibility for loss of injury on Site, all viewings are undertaken at your own risk.

Contact

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'i' in red and the remaining letters in black. It is set against a yellow rectangular background.