

FOR SALE

Land at Linwood Road, Market Rasen

LOCATION

Market Rasen is a town and civil parish within the West Lindsey district of Lincolnshire, England. It lies on the River Rasen, approximately 13 miles (21 km) north-east from Lincoln, 18 miles (29 km) east from Gainsborough and 16 miles (26 km) south-west from Grimsby.

Market Rasen station is located very close to these sites. The station is on the Grimsby, Newark, Lincoln line which is run by East Midlands Trains.

SITUATION

The sites are situated close to the town centre to the front and rear of a Tesco supermarket. The southern site adjoins the local fire and police stations.



ACCOMMODATION

The northern site has an area of 0.08 hectares (0.20 acres) or thereabouts and the rear (outlined in yellow below) is 0.429 hectares (1.06 acres) or thereabouts. The land outlined in blue is to be transferred to a third party and access to the yellow land will be by way of a 3m access strip, the location of which is yet to be determined.

There is a 2 m “ransom” strip of land between the rear site and the property known as “Highfields”.



NOT TO SCALE
PLANNING

The sites could be suitable for a number of uses subject to planning. We feel that residential development may be their best use, however the sites fall within part of the Council’s “Mixed Use” allocation MR(M)5 under policy STRAT14. This identifies the following uses as being appropriate on the wider site: A1 (retail), A3 (café/restaurant), C1 (hotel), C3, D1 (non-residential institutions such as day nurseries & health centre and D2 (leisure) uses.

For further information, please contact West Lindsey Local Planning Authority – 01427 676676.

RATING ASSESSMENT

Interested parties should make their own enquiries with Council’s commercial rates section in relation to the payment of business rates on this land.

COSTS

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

TERMS

Offers invited for the freehold interest in this land.

VIEWING & FURTHER INFORMATION

Please contact: Ian Blackett on 01670 828202 or e- mail enquiries@davisonblackett.com

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