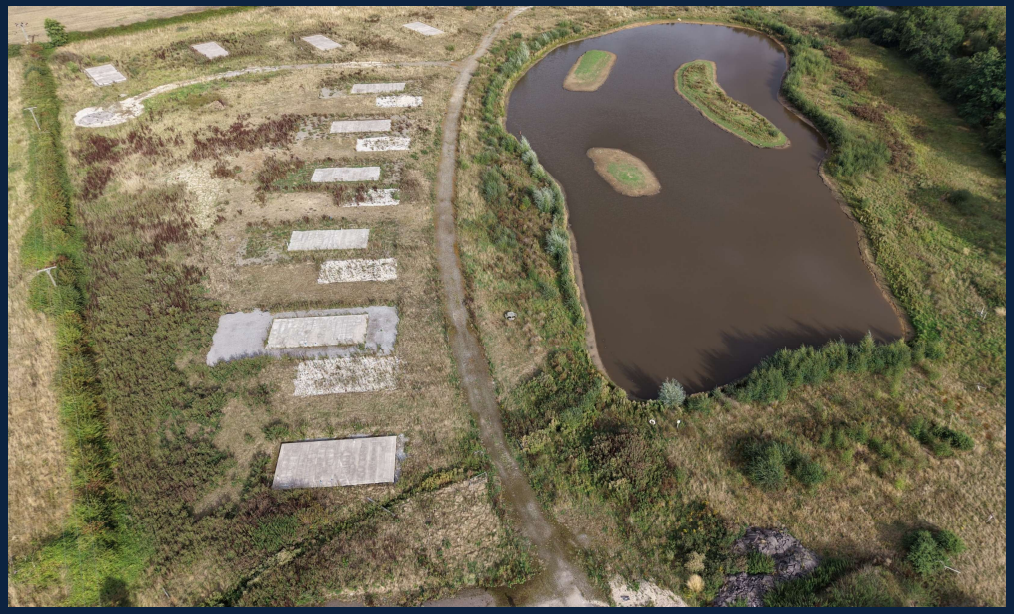


FOR SALE

Mobile Home Park Development Site

Poplar Farm Retreat, Tealby Road, Market Rasen, Lincolnshire, LN8 3UL

Sanderson Weatherall



Opportunity

- On behalf of Administrators CRG Insolvency & Financial Recovery
- Freehold development site with planning permission for the siting of 15 caravans
- Situated approximately 1 mile north east of Market Rasen in a pleasant rural location
- 15.6 acre site inclusive of lake
- Partially developed with concrete bases, however no ground works/infrastructure has been completed
- Scope to increase the number of pitches subject to obtaining the necessary consents, given the size of the site
- Opportunity to acquire further acreage (up to 64.5 acres in total, inclusive of this site)

Offers in excess of £500,000

Ref: YRK2037

Location

Poplar Farm Retreat is situated in a rural location off Rasen Road, approximately a mile north east of the market town of Market Rasen. The historic city of Lincoln is located approximately 18 miles to the south west.

The picturesque village of Tealby is located close by, to the east, approximately 2.5 miles distance and situated on the edge of the Lincolnshire Wolds. Classed as an Area of Outstanding Beauty, with nearly 600 people living in the conservation area, it attracts many visitors with its picturesque houses, walks, views and local businesses. Tealby supports a vibrant community with an active church, school, community-run shop, two pubs, a tearoom and many local businesses all benefiting from the influx of visitors, walkers, and cyclists who regularly stop off to enjoy what the village has to offer.

Overall, the site benefits from picturesque rural outlooks over open countryside, rolling hillsides and woodland to some aspects. In addition, the site is situated immediately adjacent to the popular 'Wolds Edge' farm shop, craft butchery and deli with an in-house café, which provides near on-site amenity to future residents.

The Site

The site was granted planning permission in 2019 for the siting of 15 caravans.

The planning permission does not contain any conditions restricting the use/occupancy of the units or the length or type of stay.

The site has been partially developed in respect of the 15 pitches, although further landscaping and infrastructure works are required in order to complete the proposed mobile home park. The development will benefit from having an extremely low pitch density and also has a lake feature, which will provide an attractive residential environment for residents to enjoy. The site is relatively flat.

In total the site extends to approximately 15.6 acres which provides the opportunity to significantly increase the number of pitches in the future, subject to obtaining the necessary consents.







Planning Permission

Planning permission was granted in November 2019 for 'Change of use of land for siting of caravans' (Reference: 139788).

In December 2022 a further application was part granted, part refused for an amended site layout and landscaping plan relating to the above permission (Reference 145894). Condition 2 was discharged in January 2023.

Services / Utilities

There are currently no services to the site.

The only works undertaken are the development of the concrete pitches in situ.

Seriously interest parties are advised to make their own enquiries with regard to the costs associated with developing the site.

Other Relevant Matters

Two adjacent fields (one on the opposite side of the road) are also available for sale, included within the same single title.

Please contact the agent for more information.

Tenure – Freehold

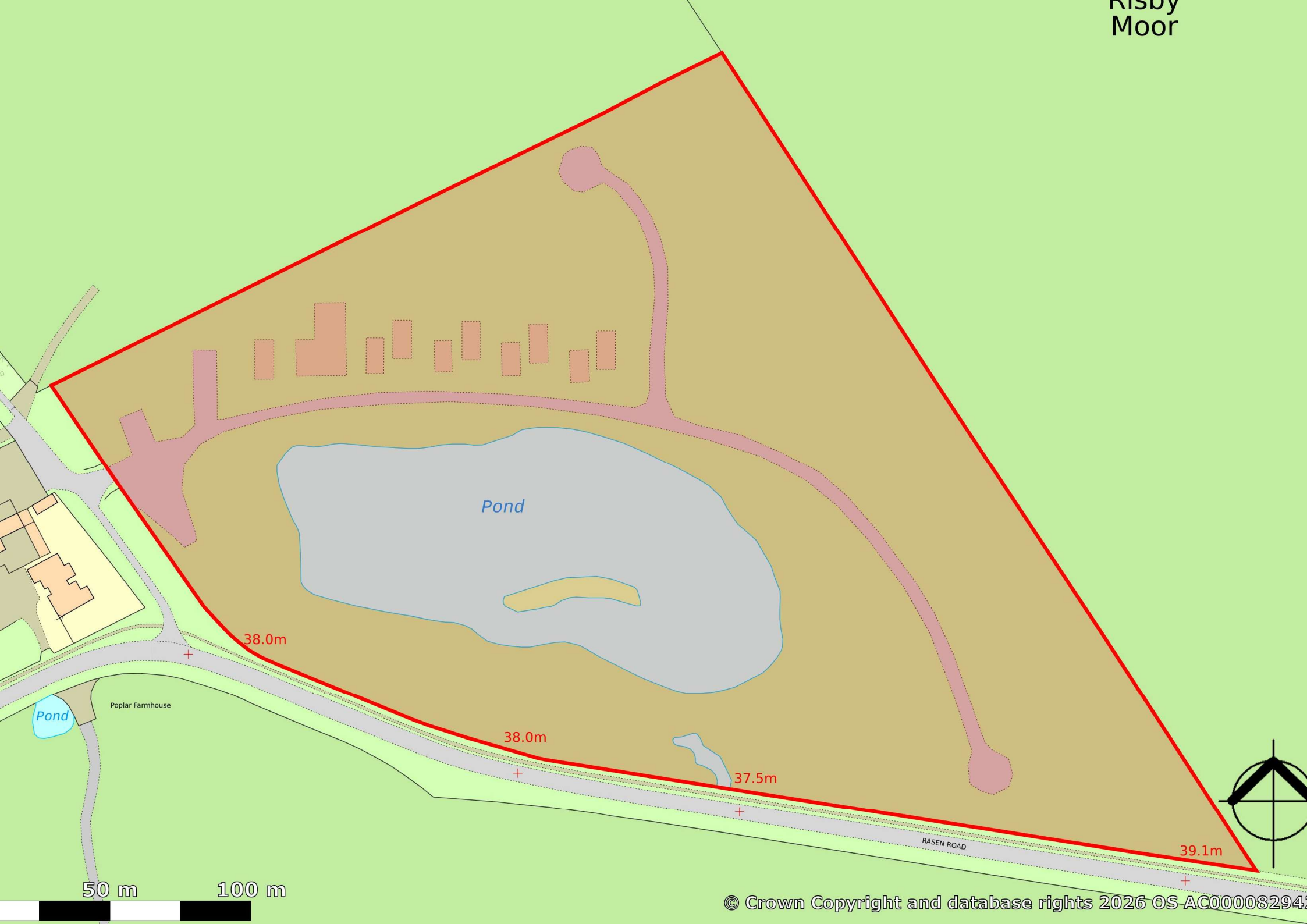
The property is held under Land Registry Title Number; LL412068.

The property offered for sale forms part of a larger title (referenced above). Therefore, the title will need to be split accordingly. However, the proposed boundary is already well defined (in terms of the field and respective hedges) and is highlighted in the plan below.

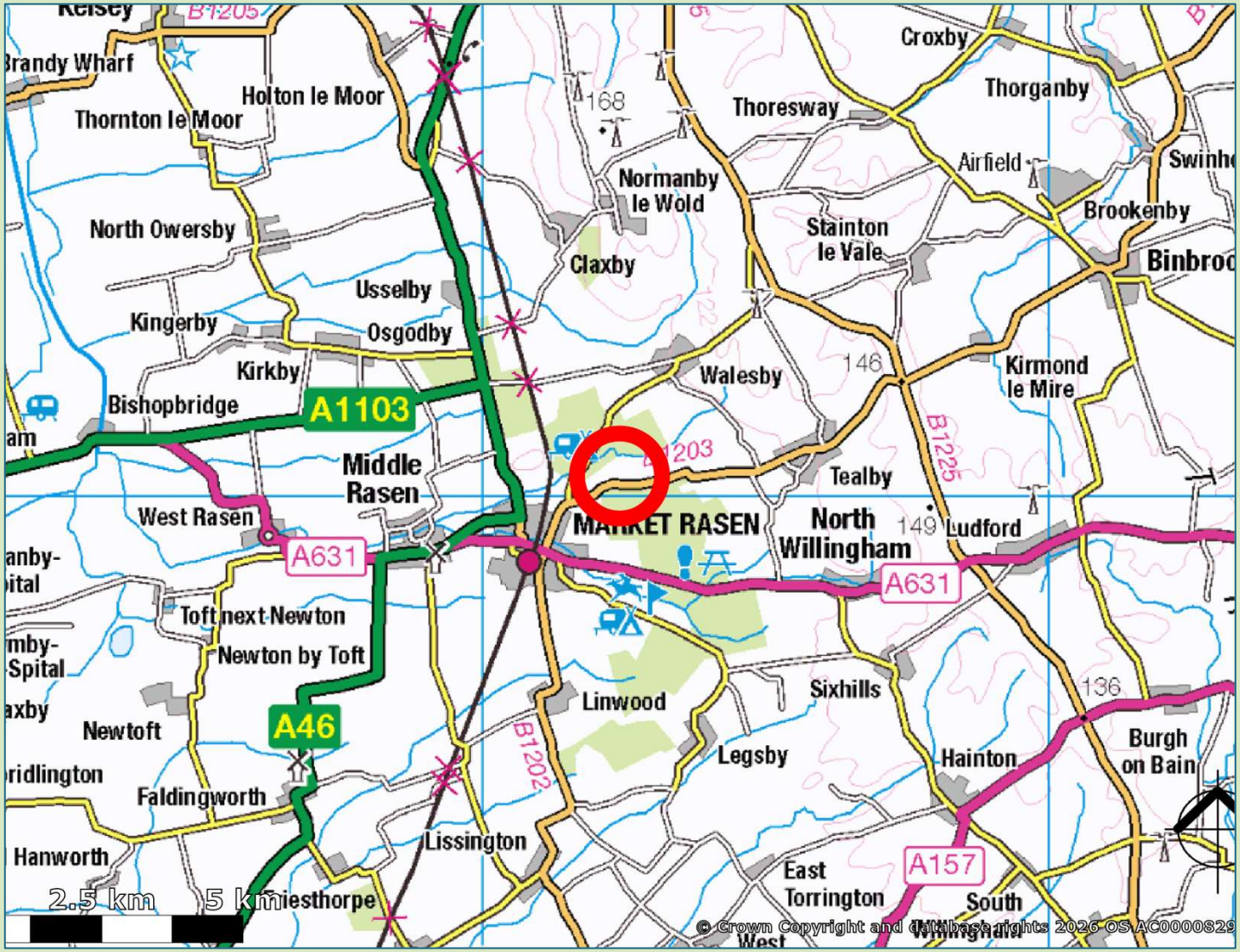
Guide Price and Offers

Offers for the freehold property are invited in excess of **£500,000 (Five Hundred Thousand Pounds).**

Email offers in writing to jamie.keith@sw.co.uk.



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Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Sanderson Weatherall

VIEWING Viewings can be coordinated following registration of contact details with the sole selling agent.

Ref: YRK2037

For further information please contact the vendor's Sole Selling Agents Sanderson Weatherall

Jamie Keith

07787536074

Edwards.York@sw.co.uk

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