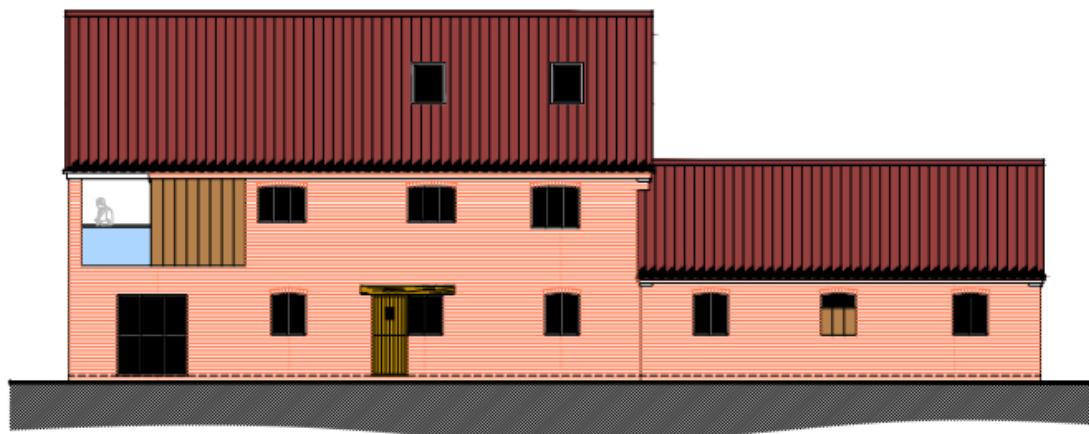
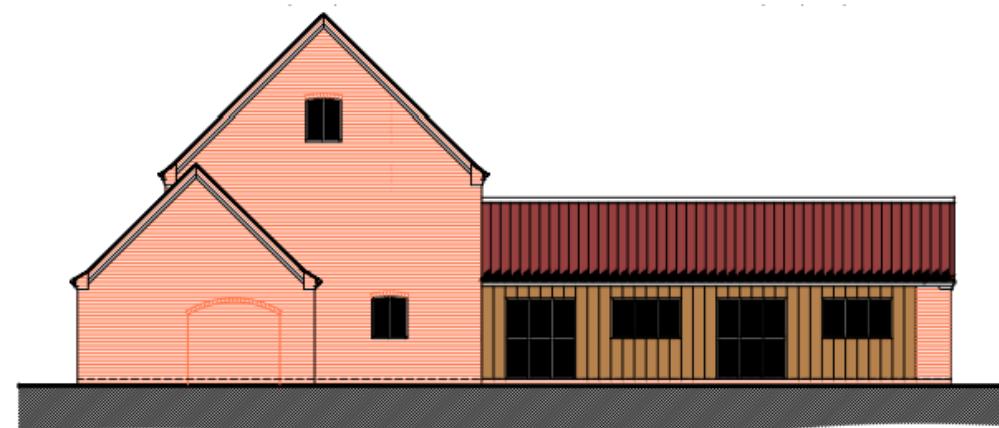
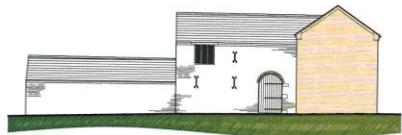




Front Elevation (South West)



Development Opportunity- St Botolph's Farm
Wickenby Road, Lissington, Market Rasen, Lincolnshire. LN3 5AE



North West Elevation

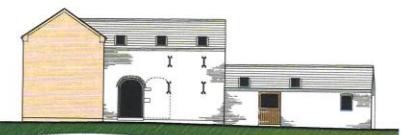


North East Elevation

Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.



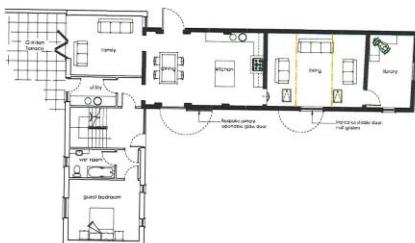
Section thro' Existing Barn



South East Elevation



South West Elevation



St Botolph's Farm, Lissington, Market Rasen

This is an outstanding development opportunity comprising consent for the erection of six high quality village and country homes in the heart of the small quiet village of Lissington, which stands just to the east of the famous rolling countryside of the Lincolnshire Wolds, designated in part as an Area of Outstanding Natural Beauty

The homes to be built comprise of a very appealing barn conversion, three very substantial new contemporary design barn style residences and two 'affordable' scheme semi-detached cottages

Planning

West Lindsey District Council tel: 01427 676676
Planning Reference No: 127523 Lawful Commencement of Development

Access and Services

The base element for development cul de sac roadway has already been constructed.
Connections for mains water, electricity, gas and drainage.

LOCATION:

Lissington is very pleasantly located in attractive gently rolling open Lincolnshire countryside, with mile upon mile of quite meandering country lanes, public footpaths and bridleways to explore. There are bus services into the village to and from Market Rasen, Horncastle and Lincoln.

Market Rasen (4 miles) - A market town with a very good range of shopping and social facilities, with well-respected primary and secondary schools, medical and dental practices, railway station and its famous nationally respected horse racing course.



Horncastle (14 miles) - A market town which stands as the southern gateway to the Lincolnshire Wolds. Excellent services and the OFSTED Outstanding Queen Elizabeth Grammar School.

Lincoln (10 miles) - A wonderful historic city whose towering cathedral standing on the northern side of the Witham gap, which can be seen from tens of miles away across the county landscape. A very appealing regional service and shopping hub with its ever-growing University set around the Brayford Pool marina. The railway station provides services to Newark and the high-speed rail link to London King's Cross.

M180 (27 miles) - With connections to the M18 and M62.

Humberside Airport (21 miles) - UK regional and European connections.

The Home Designs

The St Botolph's Farm Barn Conversion – GIFA 2,488 / 231 m²

A marvellous attractively detailed large barn conversion located on the Wickenby Road frontage with good sized grounds. Accommodation: Ground Floor: Entrance Hall, Lobby, Utility Room, good sized Dining Kitchen, Family Room with bi-fold doors to garden, Living Room, Library/Home Office, Guest Bedroom and downstairs Bath/Shower Room. First Floor: Landing, Master Bedroom with En-suite, Shower Room and Dressing Room, Bedroom 2 with En-suite Shower Room, Family Bathroom and Bedroom 3.

Plot 1 New Detached Contemporary Barn – GIFA 2,350 ft² / 218 m²

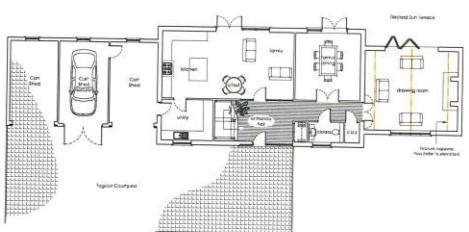
A large very appealing two storey home with good sized grounds and a country outlook to the south. Accommodation: Ground Floor - Entrance Hall, Cloakroom, Family Room/Bedroom, large Dining Kitchen with bi-fold door to grounds, a very substantial Living Room with bi-fold doors to gardens and Snug. First Floor: Gallery Landing, Master Bedroom with En-suite Shower Room, Dressing Room and gable end feature seating balcony, Family Bathroom and two further well-proportioned Bedrooms. Outside: Triple Cart Shed Garaging.



Second floor plan



First floor plan



Ground floor plan



Front Elevation (North West)



Rear Elevation (South East)



Side Elevation (North East)

Side Elevation (South West)

Section thro'



Plot 2 New Detached Contemporary Barn – GIFA 2,419 ft² / 231 m²

A large attractively detailed three storey home on a good-sized plot with a southerly country outlook to the rear. Accommodation: Ground Floor: Entrance Hall, Cloakroom, a large Living Dining Kitchen, a formal Dining Room and a substantial Drawing Room with bi-fold doors to south facing garden. First Floor: Gallery Landing, Master Bedroom with En-suite Shower Room and Dressing Room, Study/Bedroom two further Bedrooms and Family Bathroom. Second Floor: Landing, Shower Room and two good sized Bedrooms. Outside: Triple Cart Shed Garaging.

Plot 3 New Detached Contemporary Barn – GIFA 3,774 ft² / 350 m²

A substantial, attractively detailed home on a very generous plot with favourable country outlooks to both the south and west. Accommodation: Ground Floor: Porch, Lobby, Utility, large Home Office/Leisure Room, an expansive Living Dining Kitchen, Cloakroom, Hallway, Dining Room and Living Room. First Floor Gallery Landing, substantial Master Bedroom Suite with En-suite Shower Room, Dressing Room and gable end feature seating balcony; Guest Bedroom with En-suite Shower Room, Family Bathroom, two further well-proportioned Bedrooms and Study/Bedroom 5. Outside: Triple Cart Shed Garaging.

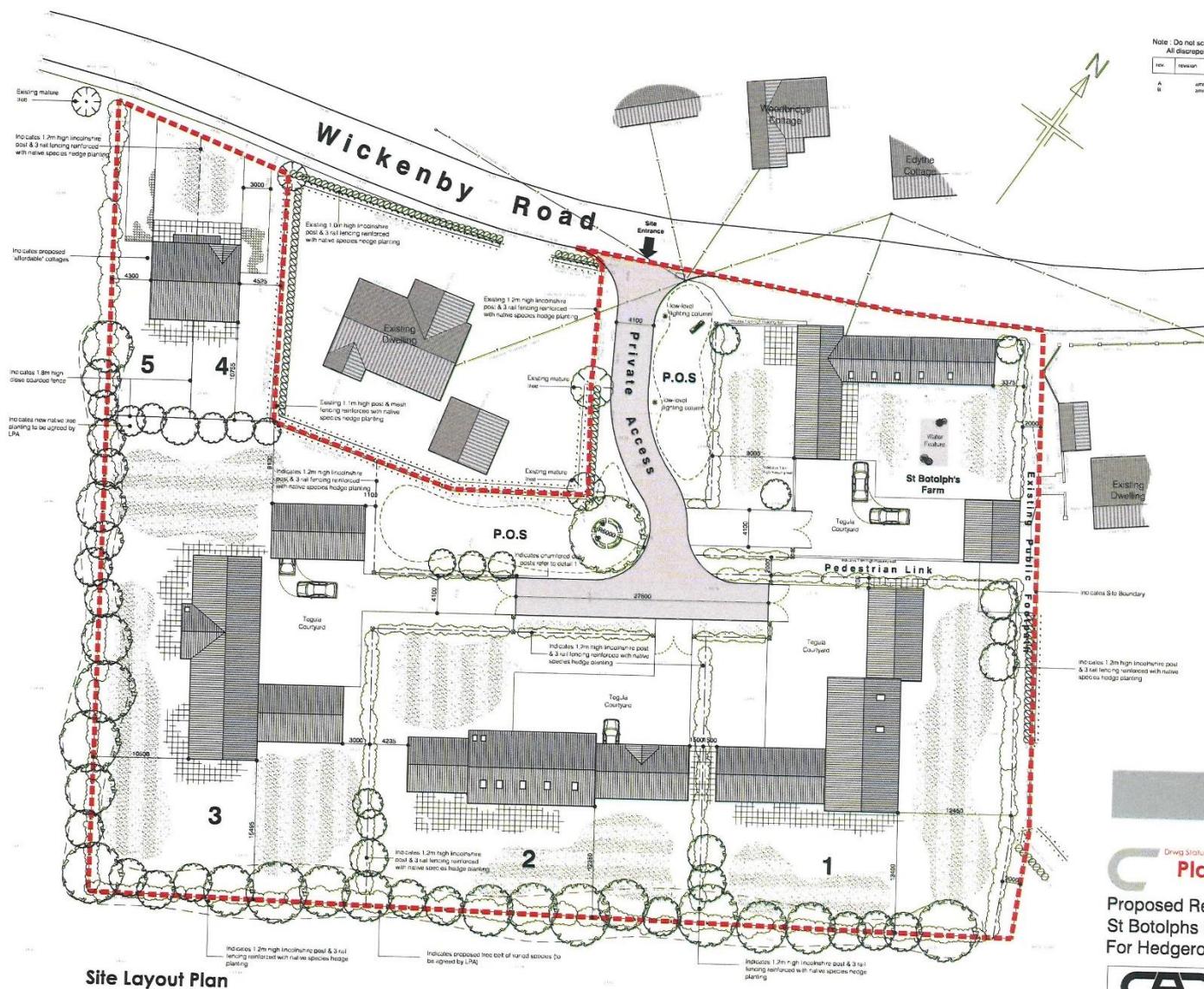
Plots 4 & 5 New 'Affordable Scheme' Semi-Detached Cottages – GIFA 737 ft² / 68 m²

Attractive rural starter homes with good sized gardens. Accommodation: Ground Floor: Cloakroom, Kitchen and Lounge Diner. First Floor: Landing, Bathroom and two good sized Bedrooms. Outside: Garden and driveways.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 20.11.23



Note : Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.

Rev.	revision
A	amendments in line with clients' comments
B	amendments in line with planning requirements

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Drwg Status Drwg Status
Planning Application

Proposed Residential Development St Botolphs Farm, Lissington, Lincs For Hedgerow Homes

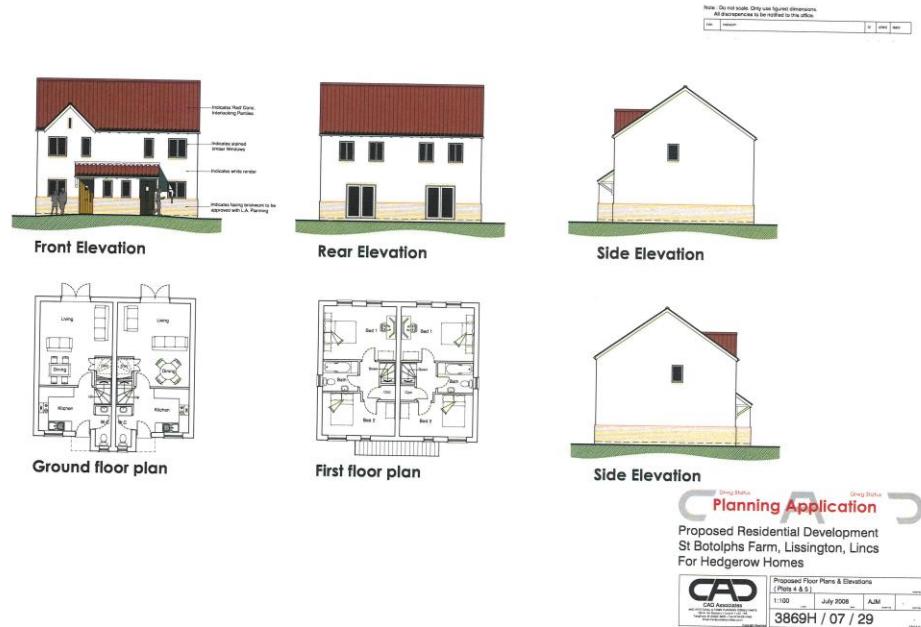


Site Layout Plan Proposals

1:200

3869H / 07 /

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Note: PDF's of all these plans are available from the Agent.

DISCLAIMER

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