

Development Site, Chez-Nous, Gainsborough Road

Middle Rasen, Market Rasen, Lincolnshire, LN8 3JU

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Development Site - Chez Nous Gainsborough Road Middle Rasen
This is an outstanding development opportunity for the erection of four high quality contemporary design style family homes, in a small, exclusive and very discreet, development site of 0.7 of an acre (sts) set to the rear of Chez Nous bungalow in Middle Rasen.
West Lindsey Planning Reference: WL/2025/00993 - The site is based on an outline planning consent for four houses as of 26th October 2022, with approval of reserved matters with conditions granted on 29th September 2025.
Planning & Design: Archemi Architects, Moat Barn, HIgh St, Caenby, Lincs LN82EE. Tel 01673 878107 mail@archemi.com
The Development Scheme
Served by a private access/driveway off Gainsborough Road with rights of way in favour of both Chez Nous bungalow the adjoining paddock to the rear of the site. The application has been based on the presentation of five and four-bedroom home designs with semi-detached single garages.

Plots 1 and 4 – Estimated GIFA 1,872 ft2 / 174 m2

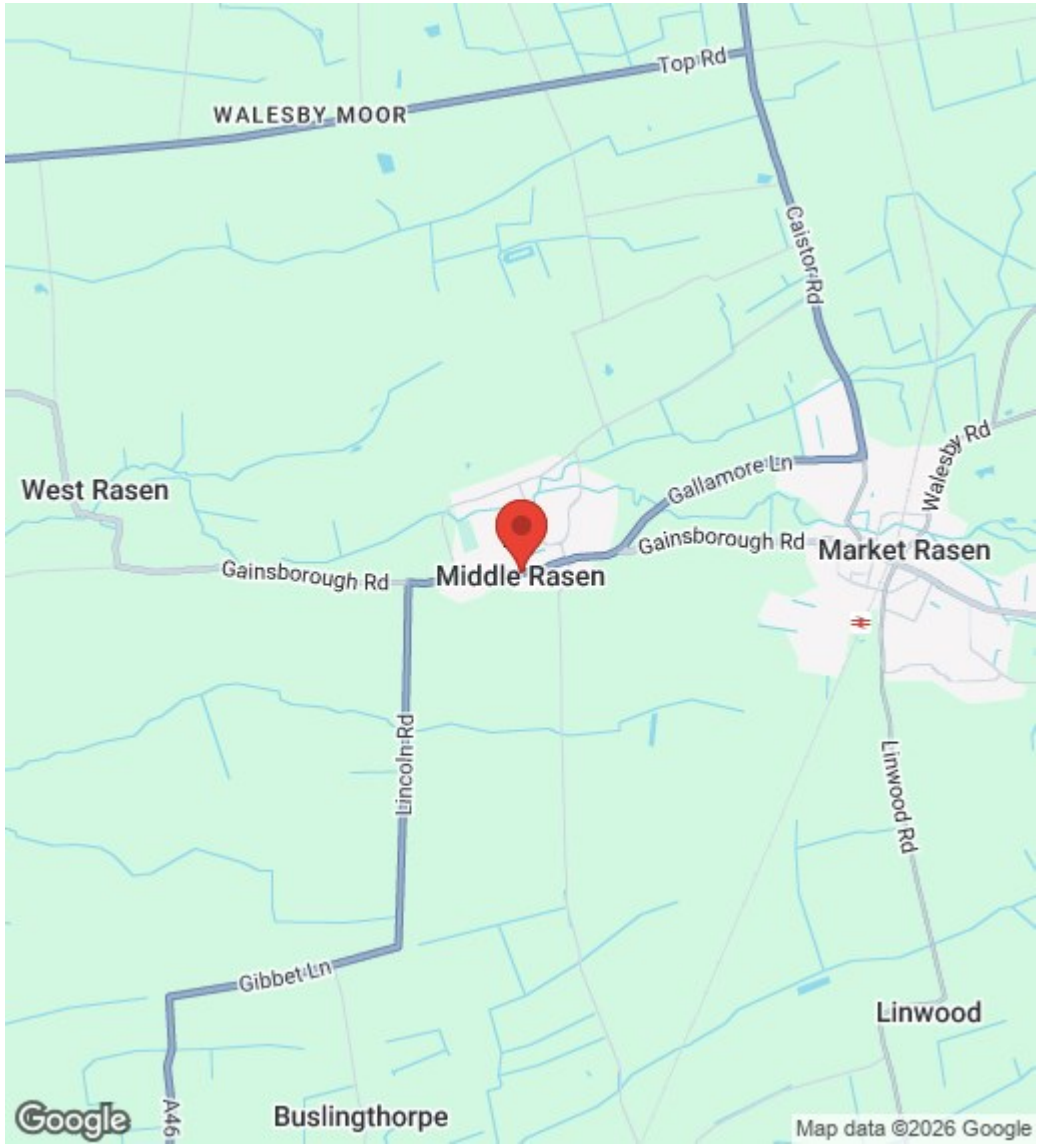
Plots 2 and 3 – Estimated GIFA 1,959 ft2 / 182 m2

The existing site is predominantly made up of drive and yard, traditional stables, menage, and a steel framed/block American style stable building.

The developers are advised to make their own due diligent inquiries as to taking appropriate service into the development site.

ACCOMMODATION


KEY
Code
Wellingtonia
Chez Nous
Plot 1
Plot 2
Plot 3
Plot 4
field access retained
existing post and rail fence
existing close boarded fence
1800mm close boarded fence
refuse collection point
Private Road
Potential new driveway
surface water collection & attenuation area
BP
PA



COUNCIL TAX: – Tax band: Exempt

ENERGY PERFORMANCE RATING;

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 Sales office
43, Silver Street, Lincoln LN2 1EH

Tel: 01522 538888
Email: lincoln@robert-bell.org
Website: www.robert-bell.org

Brochure prepared: 13th November 2026

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