



**The Old Barn, Cow Lane, Tealby,
Market Rasen, LN8 3YB**

Asking Price Of £450,000

Mundy's are pleased to offer to the market for sale this exciting residential development which occupies an attractive plot in the centre of the popular village of Tealby. The development has full planning permission granted (Application Number - 140890) and consists of six semi-detached dwellings with rear gardens and off road parking.



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LOCATION

The development is located in the highly desirable and picturesque village of Tealby, situated in the Lincolnshire Wolds approximately 3 miles north-east from the town of Market Rasen. The village includes a Primary School (OFSTED Graded 'Outstanding') and many other local amenities including farm shops and a public house. There are many pleasant walks in the beautiful surrounding countryside via 'The Viking Way' and cycle routes that are also highly recommended.

DESCRIPTION

Mundy's are pleased to offer to the market for sale this exciting residential development which occupies an attractive plot in the centre of the popular village of Tealby. The development has full planning permission granted (Application Number - 140890) and consists of six semi-detached dwellings with rear gardens and off road parking.

As part of the scheme, a section of the existing Public House is required to be demolished. The full planning application can be found online at West Lindsey Planning Portal. **The planning application number is 140890.**



The full planning permission consists of the following dwellings:

Plot 1 - 124 sq. meters - Having a kitchen/diner, utility, downstairs W.C, lounge. Upstairs are 3 bedrooms, with en-suite to master and a family bathroom. Outside having parking and rear garden.

Plot 2 - 141 sq. meters - Having a kitchen/diner/living area, downstairs W.C, lounge. Upstairs are 3 bedrooms with en-suite to master and a family bathroom. Outside having parking and rear garden.

Plot 3 - 108 sq. meters - Having a kitchen/diner, downstairs W.C, lounge. Upstairs are 3 bedrooms and a family bathroom. Outside having parking and rear garden.

Plot 4 - 112 sq. meters - Having a kitchen/diner/living area, downstairs W.C, utility, shower room, bedroom/lounge. Upstairs are 2 bedrooms and a family bathroom. Outside having parking and rear garden.

Plot 5 - 120 sq. meters - Having kitchen/diner, utility room, downstairs W.C, lounge. Upstairs are 3 bedrooms with en-suite to master and a family bathroom. Outside having parking and rear garden.

Plot 6 - 125 sq. meters - Having kitchen/diner/living area, downstairs W.C and lounge. Upstairs are 3 bedrooms with en-suite to master and a family bathroom. Outside having parking and rear garden.

SERVICES

All main services are connected.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys commercial on 01522 556088.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

