



**FOR SALE – Village Centre Amenity Land, with Development Potential
West Lane, Baumber LN9 5NG**





Lot 1



Lot 2

FOR SALE

**West Lane, Baumber
LN9 5NG**

VILLAGE CENTRE AMENINTY
PASTURE LAND, WITH HOPE FOR
RESIDENTIAL DEVELOPMENT
EXTENDING TO Approx. 1.36 acres
(0.55 ha) IN TOTAL

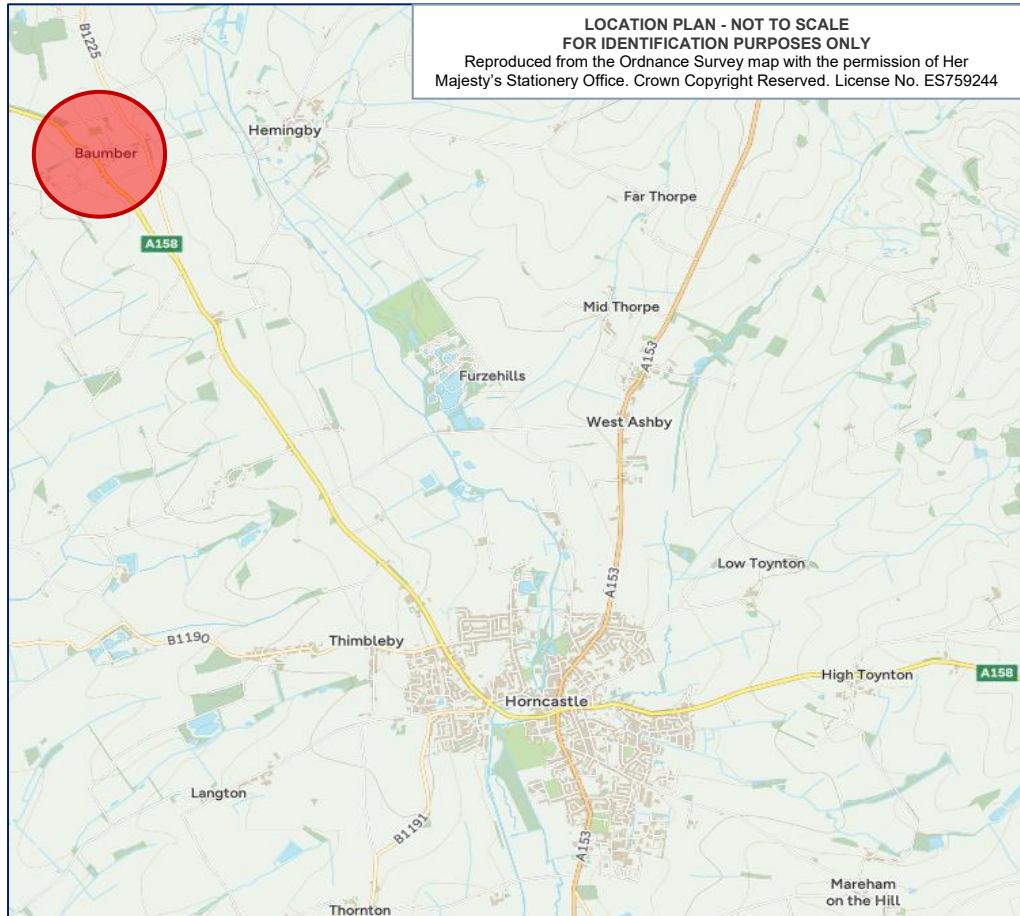
AVAILABLE IN TWO LOTS

- TWO LOTS OF PASTURE LAND WITH EXTENSIVE INFILL ROAD FRONTAGE
- ESTABLISHED VILLAGE SETTING ENJOYING OPEN VIEWS TO THE VILLAGE CHURCH, BAIN VALLEY AND THE WOLDS

LOCATION

Baumber is a small village situated in an elevated position on the western edge of the Lincolnshire Wolds, approx. 4 miles north west of Horncastle on the A158. The land fronts West Lane, within the main body of the village to the east of the A158, between the former and Caistor High Street.

The land is offered in two lots, either side of the Village Hall and is shown for identification purposes on the attached plans.



GENERAL DESCRIPTION

LOT 1 Approx. 0.26 acres (0.105 ha) West of the Village Hall

An elevated site, set within established boundaries of mature hedgerow and fencing, with gated frontage to West Lane. The land forms an individual plot, infilling between the Village Hall and neighbouring dwellings to the west, enjoying an open aspect to the rear with views to the church.

A public footpath with stile and gate runs along the western edge of the plot. The site has had planning consent for a single dwelling in the past and they may be hope for such again under current planning policy.

LOT 2 Approx. 1.1 acres (0.445 ha) East of the Village Hall

A linear grass paddock with an extensive road frontage to West Lane, with single gated existing access point.

Again, the land enjoys an elevated position within established boundaries of mature hedgerow to the roadside and fencing, with open northerly and eastern views over the Bain Valley and Lincolnshire Wolds beyond.

The paddock forms an infill between the Village Hall and neighbouring dwelling to the east.

SERVICES

Mains electricity and water are available in the village. Prospective purchasers should satisfy themselves as to the location and suitability of connection to existing services.

TOWN & COUNTRY PLANNING

The East Lindsey Adopted Land Plan 2018 classifies Baumber as a Small Village under Policy SP1. Policy SP4 goes on to support housing development in Small Villages, for up to 2 infill dwellings in appropriate locations. The latter defined as frontage development within the developed footprint of the village. There may well therefore be some hope for development under this policy.

Furthermore Lot 1 was granted Full Planning Permission for the erection of a bungalow and garage and construction of a vehicular / pedestrian access on the 25th April 1994 by East Lindsey District Council, under Ref. N/011/0470/94.

Further enquiries should be directed to:-
East Lindsey District Council,
The Hub, Mareham Road
Horncastle. LN9 6PH

T. 01507 601111

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

A public footpath runs along the western edge of Lot 1 and is currently fenced with a stile at the roadside and galvanized hand gate in the rear boundary.

There is a pole mounted electricity transformer within Lot 2, for which we understand a Wayleave payment is made.

The land is sold subject to and with the benefit of all existing easements, wayleaves and rights of way, whether mentioned or not mentioned in these particulars.

TERMS & TENURE

The land is offered for sale freehold with full vacant possession on completion, in two lots as described in these particulars.

The purchaser of Lot 2 shall be required to fence the new currently open western boundary, in accordance with the marker posts on site, with post and wire fence, within 1 month of the date of completion.

VIEWING

At any reasonable time on site with a copy of these particulars.

GUIDE PRICE

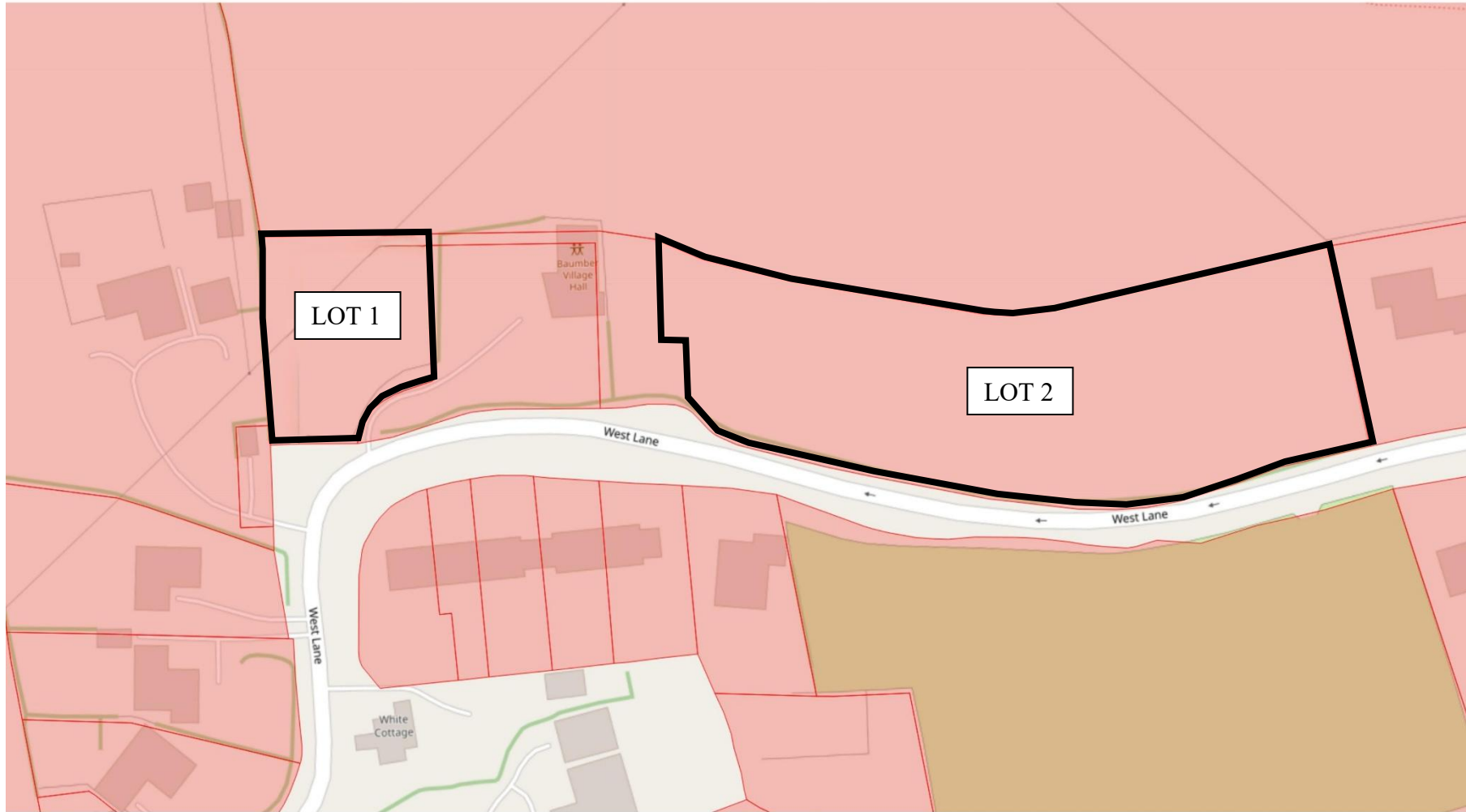
Lot 1 OIRO £50,000

Lot 2 OIRO £60,000

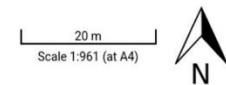
For further information contact:
Commercial Department
Agent: Colin Low

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Produced on Land App, Mar 17, 2026.
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These particulars were prepared June 2026



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