



FOR SALE – Rural Residential Development Site for Two Detached Dwellings
Sturton Road, Hatton, Market Rasen. LN8 5QQ

BELL

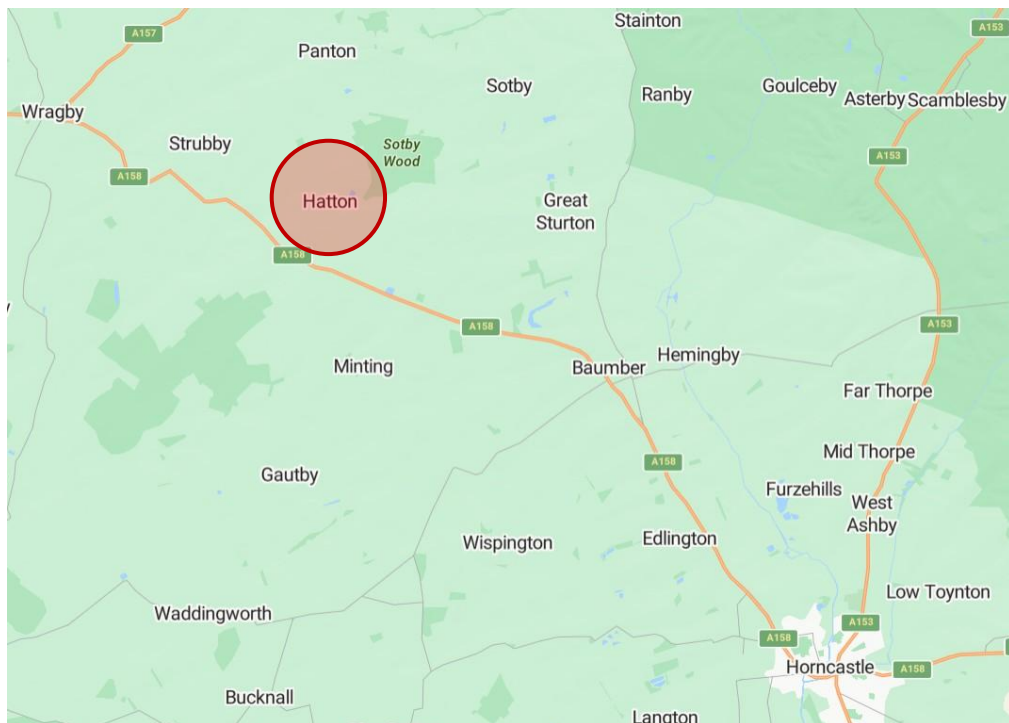
DEVELOPMENT SITE FOR TWO DETACHED DWELLINGS Sturton Road, Hatton, LN8 5QQ

**A RARE RURAL DEVELOPMENT
OPPORTUNITY ENJOYING OPEN
ASPECTS TO THE FRONT AND REAR,
SITUATED IN AN ATTRACTIVE EDGE
OF VILLAGE SETTING**

- AN EVENLY PROPORTIONED RECTANGULAR BARE SITE, WITH OUTLINE CONSENT FOR TWO DETACHED DWELLINGS
- THE SITE EXTENDS TO Approx. 0.85 acs (0.3441 ha) ENJOYING FAR REACHING VIEWS
- ADDITIONAL LAND TO THE REAR MAY BE MADE AVAILABLE BY SEPARATE NEGOTIATION

**PRICE
£190,000**





LOCATION

Hatton is a small rural village, situated approx. 1 mile north of the A158, approx. 6 miles north west of Horncastle and 4 miles south east of Wragby.

The site fronts Sturton Road, on its northern side to the east of the main body of the village and is shown for identification purposes on the attached plans.

GENERAL DESCRIPTION

A rare rural development site, enjoying an attractive established setting with open aspects to both south and north. Outline planning permission has been granted for two detached dwellings, providing an opportunity to create two substantial family homes within this attractive rural location.

The site has an extensive frontage of mature hedgerow and occupies an infill position between existing dwellings. The land to the rear, edged in blue on the attached plans, may be made available by separate negotiation.

With the benefit of outline consent this leaves scope for purchasers to create their own individually designed homes, subject to all further consents.

Site Dimensions: -

Frontage Approx. 85m (279 ft)
Max Depth Approx. 42.5 m (139'6")





DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

SERVICES

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

TOWN & COUNTRY PLANNING

Outline Planning Permission for the erection of two dwellings was granted by East Lindsey District Council on the 25th November 2025 under Reference 02831/25/OUT.

Further details are available from the Agents and can be viewed online at www.e-lindsey.gov.uk/applications

Further enquiries should be directed to:

East Lindsey District Council,
The Hub, Mareham Road,
Horncastle.
LN9 6PH
T. 01507 601111

TERMS & TENURE

The land edged in red on the accompanying plan is offered for sale freehold with full vacant possession on completion. The additional land to the rear, edged in blue, is excluded from the sale but may be made available by separate negotiation.

VIEWING

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

Agent: Colin Low
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Brochure prepared October 2026



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