



**BEST**<sup>®</sup>

ESTATE AGENT GUIDE  
2023 : EXCEPTIONAL

SALES

**FOR SALE - Building Plot**

Fieldside, Mareham le Fen. PE22 7RS

**BELL**

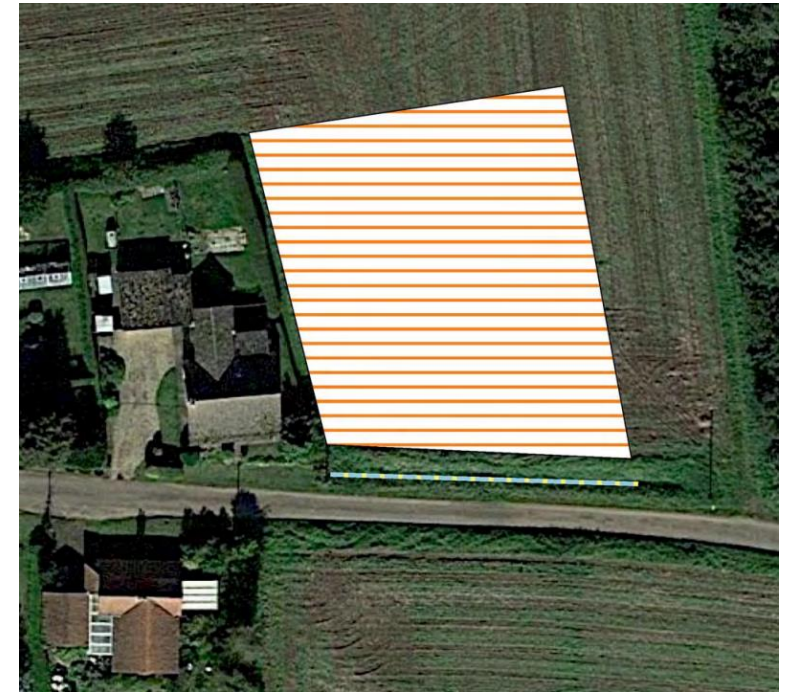
**FOR SALE**

**BUILDING PLOT  
FIELDSIDE  
MAREHAM LE FEN**

- A SUBSTANTIAL INDIVIDUAL BUILDING PLOT ENJOYING A SEMI-RURAL SETTING ON THE NORTHERN EDGE OF THIS WELL SERVICED VILLAGE
- THE PLOT BENEFITS FROM FAR REACHING VIEWS IN THIS EDGE OF VILLAGE POSITION
- SITE AREA Approx. 1/3 ACRE WITH OUTLINE CONSENT FOR A SINGLE DWELLING
- POTENTIAL TO CREATE AN INDIVIDUAL DETACHED DWELLING, CAPITALISING ON THIS OPEN RURAL SETTING

**Price: £115,000**





## LOCATION

Mareham le Fen is a large village situated on the A155 approximately 12 miles north of Boston, 6 miles south of the Wolds market town of Horncastle and 4 miles east of the busy, well serviced, co-joined villages of Coningsby and Tattershall. The village has its own primary school, Public House, Post Office and fish and chip shop.

The plot is situated on the northern side of Fieldside, which leads off Watery Lane, on the north western edge of the village and is shown for identification purposes on the attached plans.

## GENERAL DESCRIPTION

A good-sized individual building plot enjoying a slightly elevated position, forming an infill between an existing dwelling and extended gardens, with far reaching northerly views to the rear.

The land is level and currently forms part of an arable field, bounded by mature hedgerow to the west, dyke to the south (front), the remaining boundaries currently open, to be enclosed.

With outline approval, this allows scope for full design input, to create an individual home.

## Site Dimensions: -

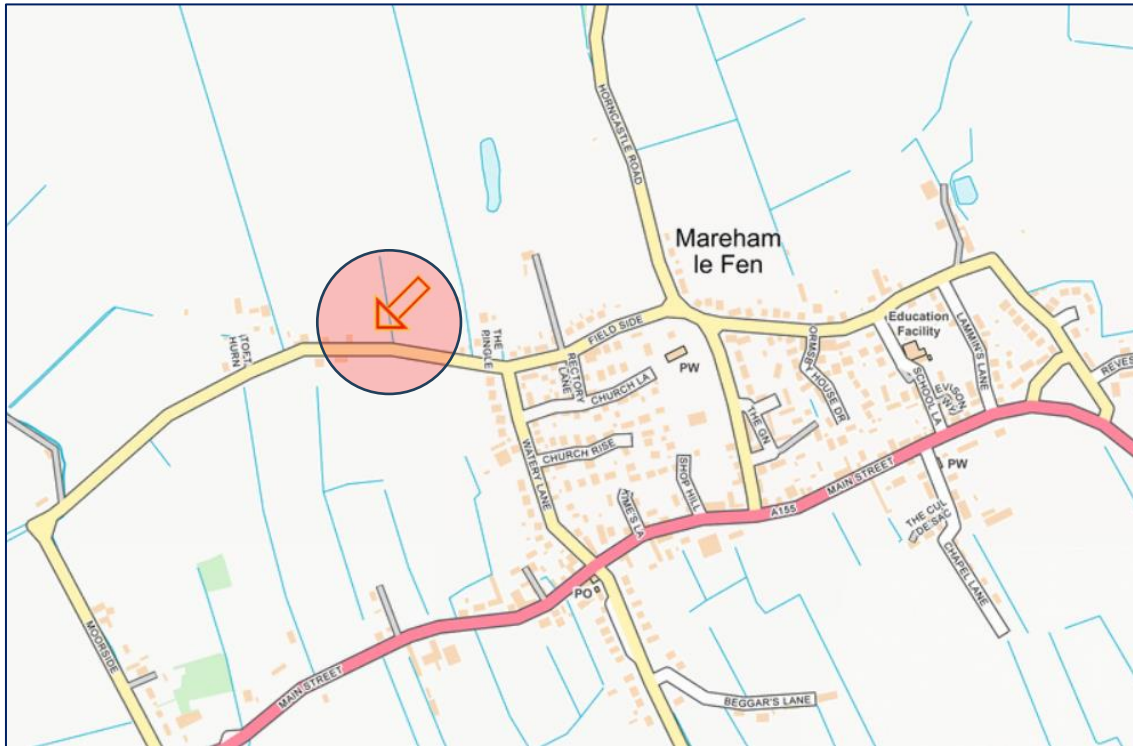
Frontage approx. 107'

Max. depth approx. 123'

## TOWN & COUNTRY PLANNING

Outline Planning Permission for the erection of a single dwelling was granted by East Lindsey District Council on the 13<sup>th</sup> September 2024 under reference S/114/00650/24.

As a consequence of Biodiversity Net Gain requirements, a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment was carried out in support of the approved planning application. The results of this showed that the proposed development reaches the currently required 10% net gain. This includes the planting of a wildflower strip along the northern and eastern boundaries of the site and some planting to the dyke area.



## TERMS & TENURE

The land is offered for sale freehold with full vacant possession on completion. The purchaser will be required to enclose the current open northerly and easterly boundaries in post and rail fencing within 3 months of completion.

The purchaser shall also be required to maintain the dyke for the extent of the plot frontage, to ensure it is free draining as this serves the land drain for the adjacent field to the north.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

The vendors shall reserve a private easement along the western edge of the plot to serve an underground land drain which serves the land to the north. This is proposed to be 4m in width centered in the pipe. Further information is available from the agents on request.

## VIEWING

At any reasonable time on site.

All planning documents can be viewed online at [www.e-lindsey.gov.uk/applications](http://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

## SERVICES

Mains electricity, gas and water are available in the village. Drainage in this location will need to be to a private system. Prospective purchasers should satisfy themselves as to the availability and suitability of connection to existing services.

Email: [colinlow@robert-bell.org](mailto:colinlow@robert-bell.org)  
Website: <http://www.robert-bell.org>  
Brochure updated January 2025

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