



**Grange Lane, LN11 7HF**  
**Guide Price £200,000**

**\*\* DEVELOPMENT OPPORTUNITY \*\*** A unique and rare opportunity to acquire partially constructed stable buildings to create two holiday cottages which would offer open plan living accommodation and two bedrooms. Situated in the rural village of Keddington with views of open countryside beyond yet a short drive to the market town of Louth with access to all of it's amenities.

Full planning permission has been granted and works have commenced on the former stable block, the site is offered for sale for someone who is looking for a project in completing the works to create two fantastic holiday cottages.

## ACCOMMODATION

A partially constructed former stable block that requires completion by the new owner. The current owner has recently fitted new double glazed sash windows and doors throughout.

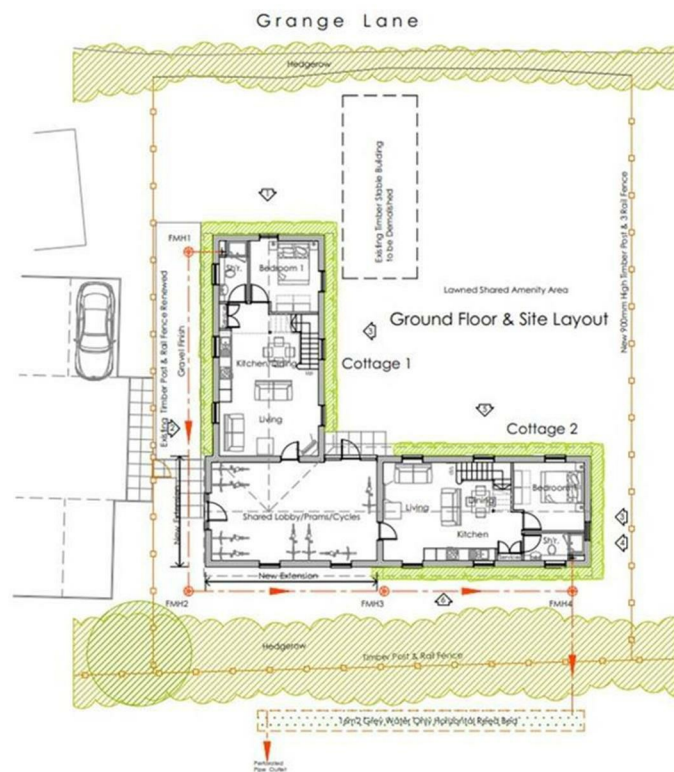
**SHARED LOBBY 25'5" x 15'10" (7.76m x 4.85m )**

**COTTAGE 1 34'4" x 16'0" (10.47m x 4.89m )**

**COTTAGE 2 16'0" x 31'9" (4.9m x 9.7m )**

## SITE LOCATION

Situated down the quiet Grange Lane, with open countryside beyond and offering the ideal rural retreat. Situated some 2 miles North East of Louth and within a short drive to the town centre.



## LOUTH TOWN

Louth is a historical market town situated on the edge of the Lincolnshire Wolds which is classified as an area of outstanding natural beauty. The town benefits from a huge variety of amenities such as; primary and secondary schools including King Edwards Grammar School, doctors surgery and hospital, public and private leisure centres, supermarkets, banks, solicitors and an array of independent stores including, boutiques, health stores and delicatessens. There are also beautiful walks through Hubbards Hills and Westgate Fields with desirable lunch spots.

## PLANNING

Full planning permission has been granted by East Lindsey District Council and can be found on their website under the planning reference: N/092/01847/16.

Plans have been granted to transform the former stables to two holiday cottages which offer a communal entrance with pram/bike storage. Each cottage will offer open plan living accommodation with a ground floor bedroom and bathroom and one mezzanine bedroom.



## Services

There are no services connected, but all services are in close proximity. Electric is 10m away and water is 3m away

## Tenure

The property is believed to be freehold and we await solicitors confirmation.

## Brochure Prepared

December 2021

## Viewings

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)


## Opening Hours

Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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