



Grange Lane, LN11 7HF
Asking Price £200,000

**** DEVELOPMENT OPPORTUNITY ****

A unique and rare opportunity to acquire partially constructed stable buildings to create two holiday cottages which would both offer open plan living accommodation, one ground floor bedroom & one mezzanine bedroom each. 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)

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 Lindsay 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

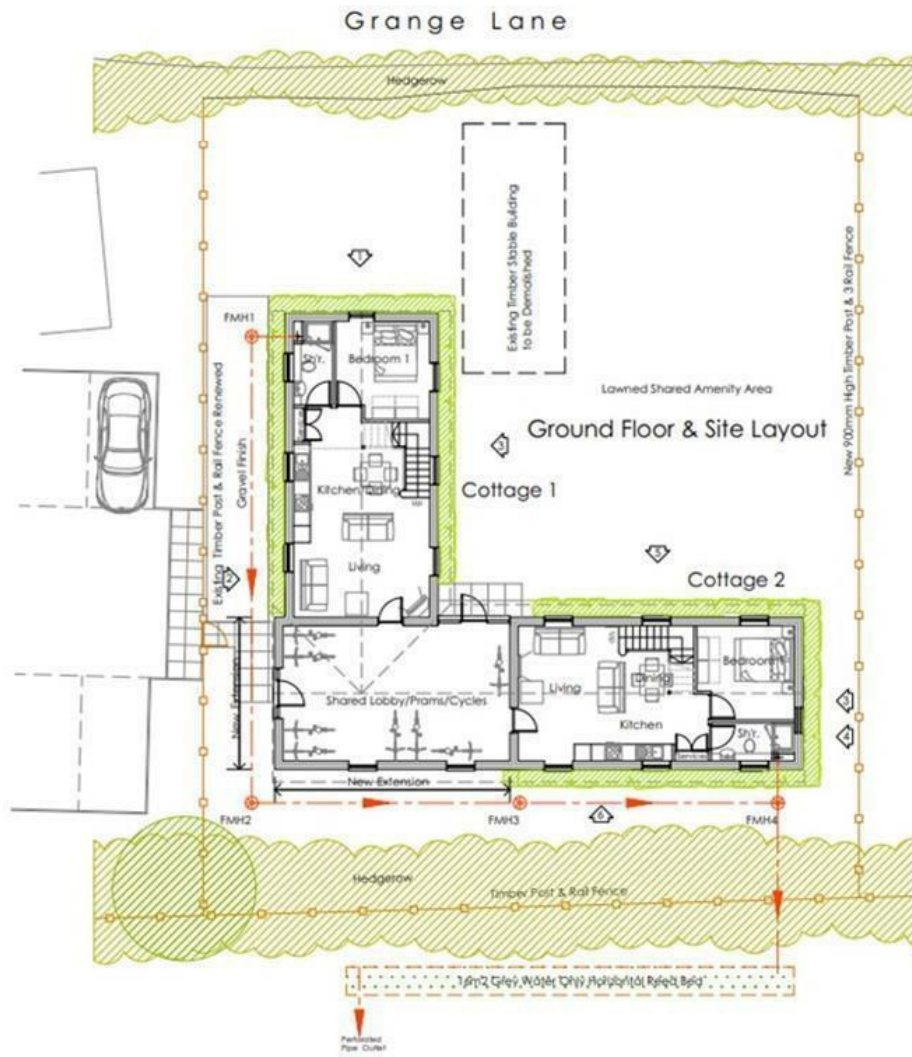
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

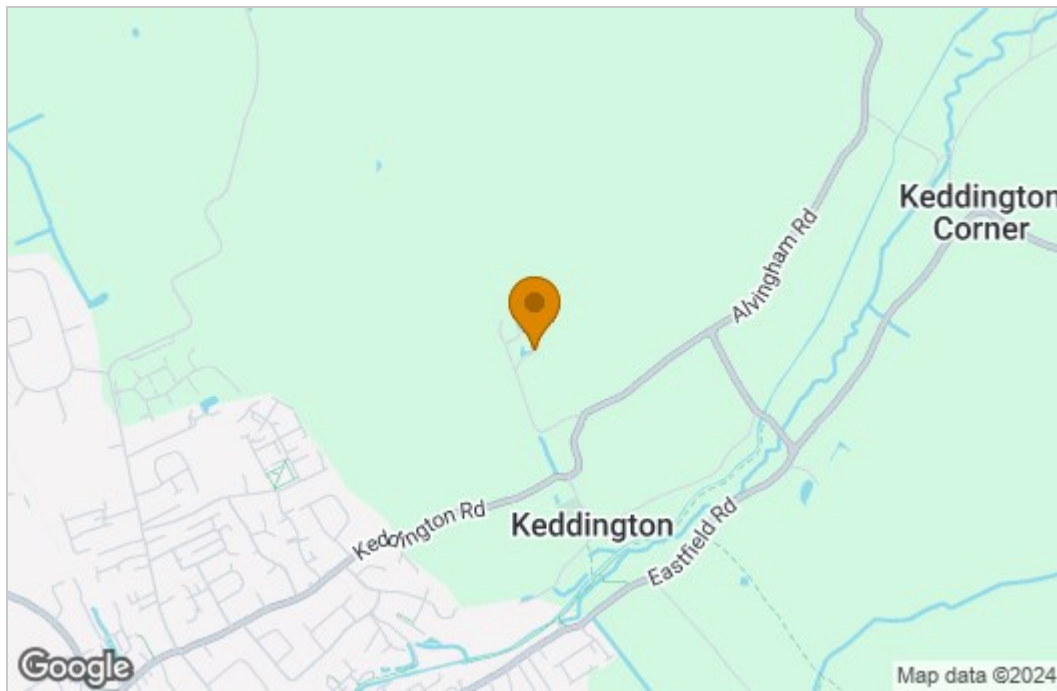
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan



Area Map



Energy Efficiency Graph

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

To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.