



**Grange Lane, Keddington, 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.

## Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

## 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 One 34'4" x 16'0" (10.47m x 4.89m )**

**Cottage Two 16'0" x 31'9" (4.9m x 9.7m )**

## 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)

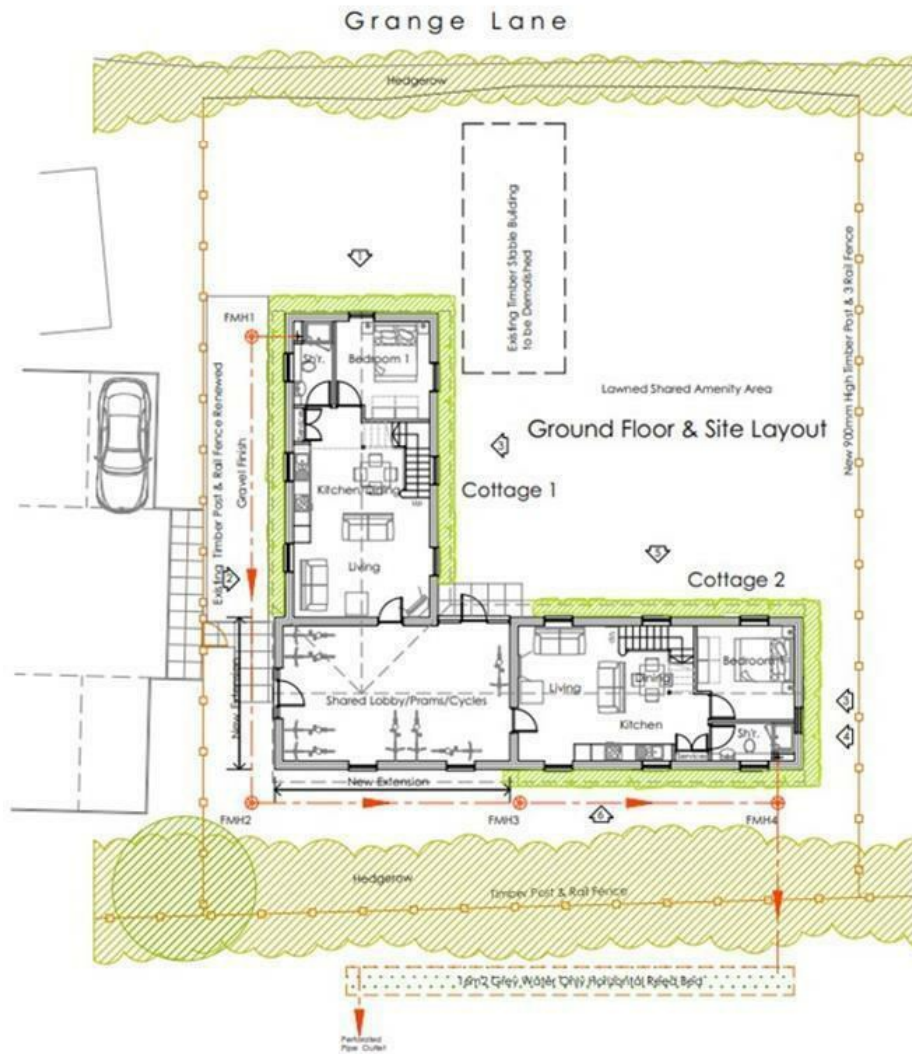
## Opening Hours

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

Saturday 9:00am to 1:00pm



# 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			
<b>England &amp; Wales</b>		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.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY

Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk