



0.46 Acre - Jacklin Cottage, Market Rasen Road

| Holton-Le-Moor, Market Rasen | LN7 6AE

Offers Over £200,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

0.46 Acre - Jacklin

Market Rasen Road |

Holton-Le-Moor, Market Rasen | LN7

6AE

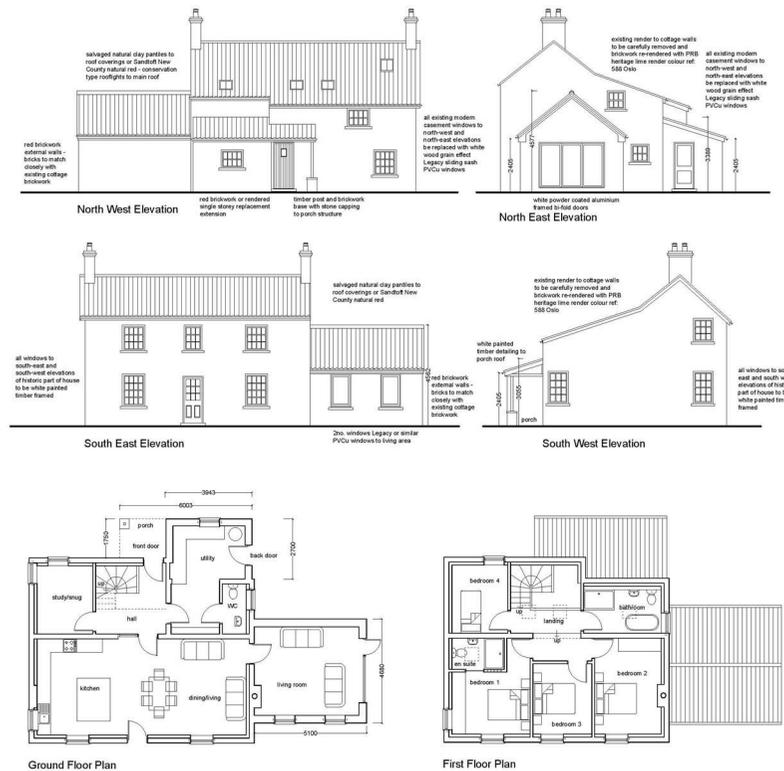
Nestled on a Plot of around 0.46 Acre on the approach to this edge of Lincolnshire Wolds Village of Holton-Le-Moor, Perkins, George, Mawer & Co are pleased to offer this Derelict Detached Cottage which Presents a Unique Opportunity for those seeking a Complete 'Grass Roots' Renovation Project with the added benefit of Planning Permission for a Single Storey Extension.

Unique 'Estate Village' in this picturesque village, situated to the West of the Lincolnshire Wolds Countryside, an Area of Outstanding Natural Beauty. There is a Primary School found in close villages of Nettleton, North Kelsey or Caistor along with the highly regarded Caistor Grammar School. There are stunning walks through Countryside and Woodland. Shopping and Leisure services can be found in Caistor or Market Rasen, which also has a Railway Station for anyone needing to travel further afield.

- Pretty Edge of Wolds Village
- Derelict Cottage for Renovation
- Planning Permission for Single Storey Extension
- Plot Extending to 0.46 Acre

Location

Holton-Le-Moor is a sought after village located at on the Western fringe of the Lincolnshire Wolds which boasts beautiful countryside walks. The town of Market Rasen is just under six miles to Market Rasen with its own Railway Station for anyone needing to travel further afield plus an Aldi and Tesco Supermarket and Leisure Centre. There are Primary Schools in the close villages of Nettleton or North Kelsey plus the highly regarded Caistor Grammar School which lies around four miles away.



Issue Status			
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Revision	Issue	Date	By
A	Issue for Client comments	21.02.2025	JKK
B	Further Client issue	03.04.2025	JKK
C	Revisions to extension windows and porch	02.09.2025	JKK
D	Work	11.07.2025	JKK
New materials amended			



J Hambleton

Jacklin Cottage
Extension and New Garage

House Scheme | 727.09 | D

21.02.25 | 1:100@A2 | JKK | HM

Kelly & MacPherson
ARCHITECTS

Kelly & MacPherson ARCHITECTS
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email: kelly@kellymacpherson.co.uk or hugh@kellymacpherson.co.uk
Unit 3, Caistor MUX, 19 South Street, Caistor LN7 6UB



Description

The property has been stripped right back to basics, allowing anyone to create a dream home, even the first floor has been removed. It has already been granted Planning Permission for a single-storey extension for those wishing to extend the Living/Entertaining Space to the Ground Floor, which offers further potential to enhance the property. This home is Ideal for Buyers with a Flare and Vision, ready for the next Custodian to Create a Wonderful 'Forever Home' whilst retaining its Good Looks to the South Eastern Aspect. It is a Rare Opportunity to Invest in a with such Huge Potential.

Set in a Plot of 0.46 Acres

Currently set in a large plot of 0.46 acre which offers a blank canvas for landscaping. There is also Potential for a Large Driveway and Planning Permission for a Double Garage.

Planning Permission

The property has the benefit of Planning Permission granted for a single storey extension. The extension will provide additional open plan living space and make full use of the versatile ground floor area.

<https://westlindsey-publicportal.statmap.co.uk/horizoNext/publicportal/planningapplications/149484>

Current Condition

This is a derelict cottage, even the First Floor has been removed.

Services

We have been informed that the property has both mains water and electricity connected, however we advise that Prospective purchasers should make their own enquires regarding services.

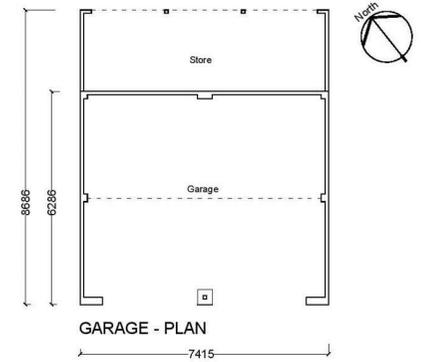
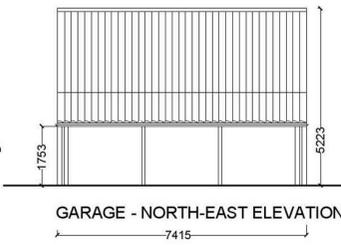
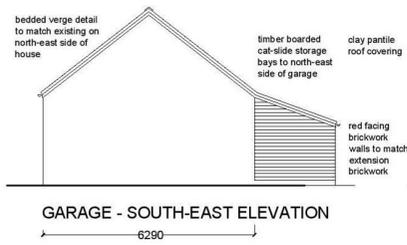
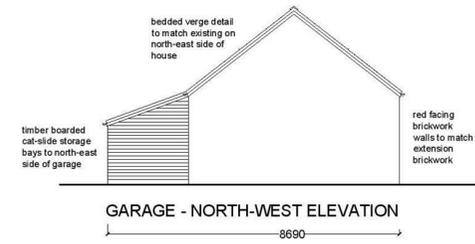
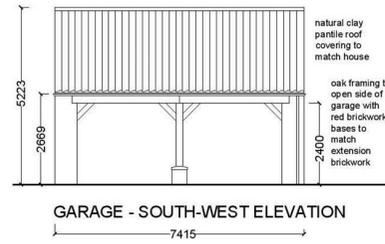
Buyer Identity Check

Purchasers will be required to provide the necessary Identification for the purposes of the Anti-Money Laundering Regulations plus Proof of Funds.

Viewing

Please contact Perkins, George, Mawer & Co to make an appointment if you wish to view the site.

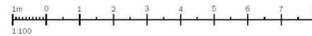




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Revision	Drawn	Check	Date
A) Draft issue for Client.	KK	HM	21.02.2025
B) Further Client issue	KK	HM	01.04.2025

client:	J Hambleton		
project:	Jacklin Cottage Extensions and New Garage		
drawing:	Proposed Garage	Sheet no:	727.11
date:	21.02.25	scale:	1:100@A3
drawn:	KK	checked:	HM
Kelly & MacPherson ARCHITECTS			

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.