



QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
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93 Wilbert Lane, Beverley HU17 0AJ
Guide Price £235,000

- Outstanding detached property
- Extremely versatile accommodation
- Ripe for redevelopment subject to necessary consents
- Non-listed building
- Close to Beverley town centre
- Tesco supermarket nearby
- Double garage & off-street parking
- EPC Rating: D
- Current Uniform Business Rate £4,800.00

An outstanding opportunity to acquire a substantial detached building, formerly used as the St. John's Ambulance HQ, and now ripe for extensive redevelopment subject to all necessary consents.

The building extends to over 3,000 square feet over two floors and we understand was originally constructed as a Chapel but was more recently occupied by the St. John's Ambulance as their HQ.

The property has been empty for some years but offers extremely versatile, expansive accommodation and is ideally located having excellent pedestrian and road access to Beverley town centre as well as Tesco supermarket, and is further enhanced by the double garage and further off-street parking facility.

METHOD OF SALE

The basis of the sale is by way of Informal Tender and we are therefore inviting interested parties to submit their best offer in writing within a sealed envelope on or before the closing date of 12 noon on Friday 12 December 2025. The seller reserves the right to accept the offer that is best in their opinion but also reserves the right to end the Informal Tender process if an acceptable offer is received prior to the closing date.

INFORMAL TENDER GUIDELINES

The successful bidder will be notified verbally and in writing at which time Solicitors will be instructed to commence the conveyancing process. It will be expected that the purchaser will be able to exchange contracts within four weeks of the memorandum of sale being issued with completion to follow thereafter. Bids are subject to contract.

All bids will be treated confidentially.

INSTRUCTIONS

1. Your offer should be for a fixed sum in pounds sterling.
2. We suggest that your offer is made for an uneven amount in order to avoid possible duplication of bids.
3. Escalating bids or those bids calculated by reference to another party's bid will not be acceptable and will not be considered.
4. All offers should include the name, address and contact telephone number of the offeror together with those of the offerors Solicitor.
5. An intending offeror must satisfy themselves as to the basis upon which an offer is made. We therefore advise and presume that in order to make an offer the offeror understands the sale particulars and has made all reasonable enquiries with their own professional advisers.
6. The seller reserves the right not to accept the highest, or indeed, any offer.
7. All offers should be submitted before 12 noon on Friday 12 December 2025 to the Agent’s office at Grindell House, 35 North Bar Within, Beverley, HU17 8DB or emailed to jon.myers@qandc.net
8. If submitted in a sealed envelope please clearly mark on the back Former St. John's Ambulance Hall, 93 Wilbert Lane, Beverley, HU17 0AJ.
9. It will be necessary for all offerors to provide proof of funds and purchase ability upon request.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

RECEPTION HALL

MEETING HALL
35'3" x 30'3" (10.74m x 9.22m)

MEETING ROOM
17'7" x 15'6" (5.36m x 4.72m)

KITCHEN
15'6" x 12'0" (4.72m x 3.66m)

REAR LOBBY

LADIES' W.C.

GENTLEMEN'S W.C.

FIRST FLOOR

STORAGE SPACE
30'3" x 19'7" maximum (9.22m x 5.97m maximum)

OFFICE 1
22'3" x 9'10" maximum (6.78m x 3.00m maximum)

OFFICE 2
14'8" x 10'0" (4.47m x 3.05m)

OUTSIDE

The property stands on a corner plot having gravelled areas to front and side, along with a double garage/workshop to the rear and double driveway providing further car parking space.

SERVICES
Mains water, electric and drainage are available or connected to the property.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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