



The Workshop & The Granary adjacent to 108 High Street,  
Mablethorpe

£275,000

**Willsons**  
SINCE 1842



# The Workshop & The Granary adjacent to 108 High Street Mablethorpe

Lincolnshire LN12 1RG

## "AGENT'S COMMENTS"

*Willsons are pleased to be able to offer for sale this highly unusual property which is situated very close to the centre of the coastal resort town of Mablethorpe lying immediately adjacent to the Station Sport Centre operated by Magna Vitae. The site has potential for residential, holiday or car parking uses (subject to planning).*

## LOCATION

*Mablethorpe is a seaside town in east Lincolnshire with a sand train operating along the sandy beaches. It is located approximately 17 miles north of Skegness and 27 miles south of Cleethorpes. The town has a range of shops being both independent and national names, and amenities including banks, a cinema, sports centre, primary school and a health centre. Regular Bus services run to the resort of Skegness & market town of Louth approximately 15 miles away. Secondary schools both Grammar and comprehensive can be found at Louth and Alford approx. 7 miles away.*



# Willsons

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## THE WORKSHOP

37'10" x 22'1" external measurement

External measurement 37' 10" x 22' 1" (11.55m x 6.75m)

Constructed from brick walls beneath a pitched slate roof with cast iron gutters.

Originally, the property was constructed for commercial use as a workshop for builders and joiners and has been used for other commercial purposes which vacated several years ago. Despite looking similar in style to a dwelling, the property has never been used for such a purpose.

To the rear of The Workshop there used to be another workshop which has now been demolished but the concrete base remains.

The property is not a Listed building nor is it within the Conservation Area for Mablethorpe.

### Ground Floor:

#### Entrance Hall

With doors to outside.

#### Office

9'10" x 10'5"

With windows to front and side, cast iron fireplace.

#### Reception

13'7" x 12'11"

With window to the rear.

#### Room 1

11'3" x 10'9"

#### Room 2

11'4" x 9'1"

#### Kitchen & WC

10'0" x 9'4"

With window to side, disabled wc and wash hand basin, door to outside.

#### Inner Hall

8'5" x 7'2"

With open tread staircase to first floor.

### First Floor:

#### Open Storage

36'3" x 20'7"

With 4 windows to front and rear plus window to side.

## THE GRANARY

31'7" x 18'0" external measurement

Constructed from brick walls beneath a pitched slate roof. This building has never been used for residential purposes and comprises:-

### Double Garage

With metal 'up and over' door, 2 windows to side, hatch giving access to the first floor, door to:-

### Stable

(not inspected).

### First Floor Open Storage

(not inspected).

## AMENITY LAND

A low brick wall with vehicular access leading to a gravelled car parking area with a lawned area beyond with pear tree to the front of The Workshop.

To the rear of The Workshop and The Granary is an area of land believed to extend to approximately 0.75 of an acre in total which is currently unused and overgrown and includes a self-seeded semi-mature ash tree. The land is accessed from the High Street between The Workshop and The Granary.

The land was last used for agricultural purposes.

### Boundaries with 108 High Street

The dividing boundaries between this property and 108 High Street will need to be discussed and agreed between the parties.

### Tenure & Possession:

The property is Freehold with vacant possession upon completion.

### Services:

We understand that a mains water supply is connected to The Workshop (the supply is currently shared with 108 High Street), mains electricity and drainage. There are no services connected to The Granary.

### Local Authority:

East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Energy Performance Certificate:

At this stage, Willsons have not commissioned an EPC due to the unknown future use of the property.

### Expressions of Interest:

Willsons, by asking for Expressions of Interest are looking to identify a developer who will be able to realise the full potential of the property being offered for sale whilst being sympathetic to the vendor's adjoining residential property (108 High Street). It is understood that any contracts are likely to be conditional upon the purchaser being able to obtain planning consent from East Lindsey District Council.

### Environment Agency:

The whole property lies within a Flood Zone 3 as described on the Flood Map produced by the Environment Agency.

### Rateable Value:

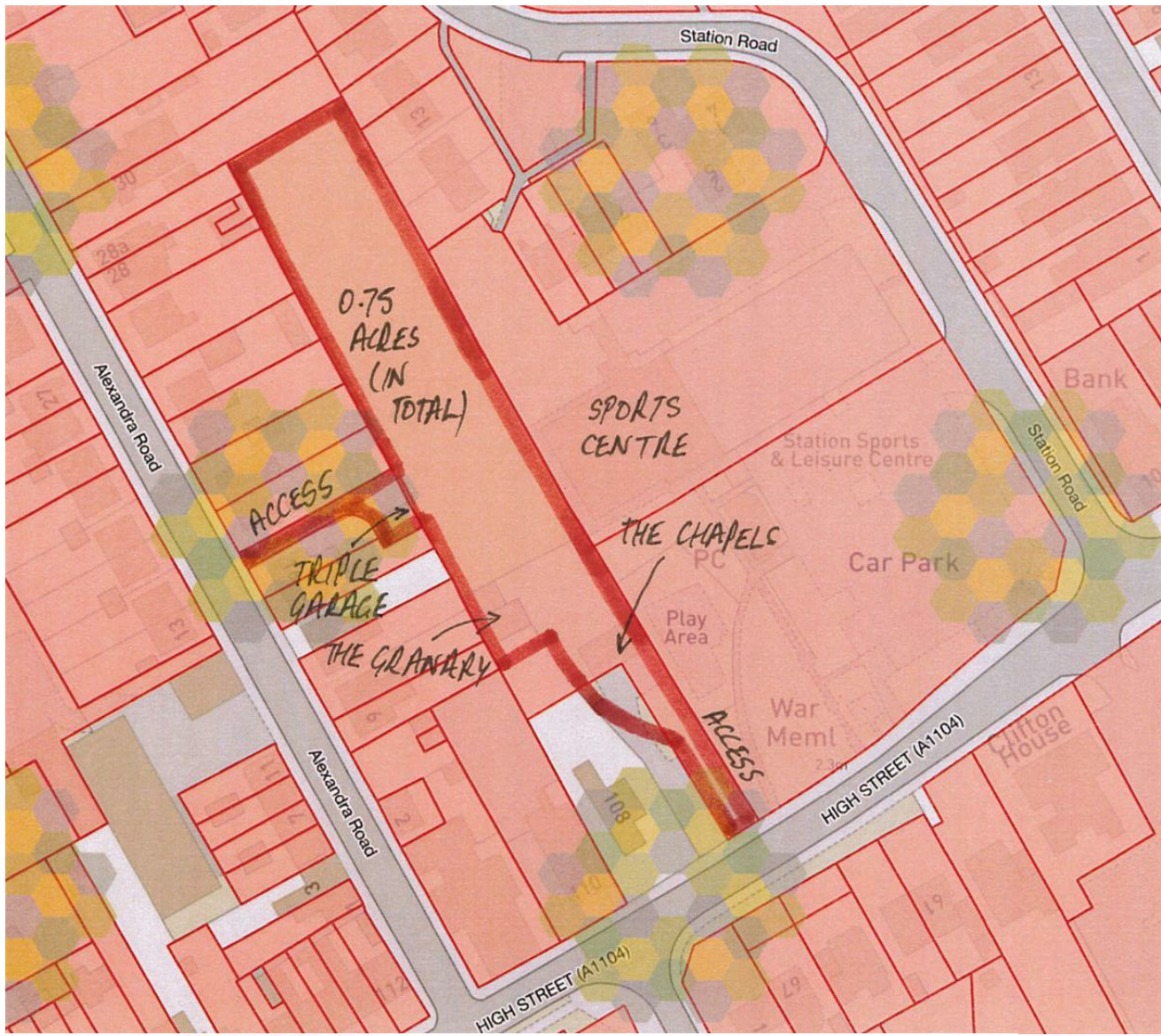
The property is no longer on the rating list.

### Viewing:

Viewing is strictly by appointment only through the Alford office at the address shown below.







**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

