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The Old Willow Works, Old Trent Rd, Beckingham, DN10 4PY

On the instructions of Liquidators - For Sale – guide price £195,000*

Note: there are covenants which only allow a sale to a non-for-profit community entity**

A truly unique and stunning community and office building*

- Two storey building with lift on a site of approx. 2.35 acres
- Ground floor currently fitted with a bar, commercial kitchen and venue room
- First floor currently offices/community rooms and large conference room style area
- EPC band C

394.94 sq m (4,251 sq ft)

Location

The property is located near to the village of Beckingham which, in turn, is within 3 miles west of Gainsborough. From the A631 turn off onto Station Road and then right onto Old Trent Road and the property is approx. half a mile along on the left. Postcode DN10 4PY.

Description

The property is the best-preserved former willow works building known to exist in the country, albeit not listed, and dates back to 1905 and was fully restored from 2000 onwards. The building is of red brick construction under a pantile roof. The accommodation is over two floors currently laid out with a bar and venue room, commercial kitchen and WCs to ground floor with offices and a conference room to the first floor plus WCs and a small kitchen. There are stairs and a lift. Heating is from a ground source heat pump system to radiators.

The external area includes car parking along with beautifully landscaped areas with trees, plants and ponds with path access.

The current owners have offered areas for temporary summer camping and have added an outside shower cabin. The site extends to approx. 2.35 acres.

NOTE: The site falls within flood zone 3a being an area defined as having a high risk of flooding.

Accommodation

Approx net internal floor areas (excluding stairs, WCs etc.):

Ground floor	198.96 sq m (2,142 sq ft)
First floor	195.98 sq m (2,109 sq ft)
TOTAL	394.94 sq m (4,251 sq ft)

Gross internal total approx. 500 sq m (5,382 sq ft)

Services

Electricity, water and mains drainage. Heating – ground source heat pump. Services not tested by the agents.

Business Rates

The property is subject to a number of assessments for different parts of the building which gives potential for occupiers to claim Small Business Rates Relief. Parties should contact Bassetlaw District Council on this.

Planning

Planning consent was granted in 2006 (application ref 06/06/00027) for conversion of vacant willow works to provide community use* and office space at 1st floor level and erect single storey toilet extension.

Covenants on Title**

There are positive and restrictive covenants in favour of The Environment Agency (EA) on the Title requiring the property to be used materially for community use with the right to let up to 50% of the habitable space of the building to commercial tenants. A further positive covenant limits a sale to a non-for-profit charitable organisation offering services to the local community. The EA have to consent to any sale.

A copy of the covenants is available upon request.

Tenure

*The property is for sale freehold with full vacant possession at a guide price of £195,000 subject to the covenants as described.

The property is being sold by Colin Wilson and Louise Freestone as joint liquidators of The Old Willow Works Limited.

VAT

VAT may be chargeable on the sale price.

Legal Costs

Each party to pay their own costs.

EPC Rating

Band C.

Viewing & Further Information

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 RETFORD
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19/08/2022



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