



**East Stoke Village Hall School Lane, East
Stoke, Newark on Trent, NG23 5QL**

FOR SALE OR TO LET - OFFERS INVITED

Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Village Community Hall
- Ladies & Gentlemans Toilets
- Main Hall 1,175 Sq. Ft
- Kitchen With Serving Hatch

Offers are invited for the East Stoke Village Hall which is available For Sale or To Let, as an existing Community Hall.

The property provides a main hall 1,175 sq. ft with stage, kitchen, ladies and gents WC.

The property is situated in a small village where development has taken place recently, resulting in a population increase. The village is just 3 miles from Newark, and close to the larger settlements of Farndon and Elston village. There is access to the A46 trunk road which bypasses the village.

The building dates back to approximately 1937 and is of timber construction with dark painted timber panelled walls and a felt covered roof. The property is bounded to the south and east by an historic brick boundary and a post and wire fence to the north and west. The site is raised from the public highway by approximately 0.5m and is accessed via steps to School Lane, or a small agricultural access to the east of the building. The property is situated within the East Stoke conservation area with the medieval settlement and remains of open fields being a scheduled monument immediately west of the East Stoke village.

The following accommodation is provided:

ENTRANCE LOBBY

With front entrance door.

MAIN HALL

49'5 x 24'2 (15.06m x 7.37m)

Five single glazed windows, stage and walk-in store.

KITCHEN

14'2 x 7'6 (4.32m x 2.29m)

Serving hatch to the main hall, fire exit in the rear elevation, built-in cupboards, working surface and stainless steel sink unit. Electric hot water heater.

LADIES WC

CLOAKROOM

7'4 x 5'4 (2.24m x 1.63m)

Wash hand basin and window.

WC

High level WC.

GENTS WC

7'6 x 4'3 (2.29m x 1.30m)

Wash hand basin, cubicle with door, high level WC.

SERVICES

Mains water, electricity, and drainage are connected to the property.

RATEABLE VALUE

The current rateable value (1st April 2023 to present) is £2,800.

TENURE

The property is freehold.

LEASE TERMS

The property is available For Sale or To Let on lease.

Offers are invited.

TOWN & COUNTRY PLANNING

The existing use of the property is a Village Hall. The Planning Authority consider the property is a community asset.

Planning Permission is refused by Newark & Sherwood District Council for demolition of redundant village hall and erect of detached self build dwelling under reference 24/01968/FUL, dated 10th January 2025.

VIEWING

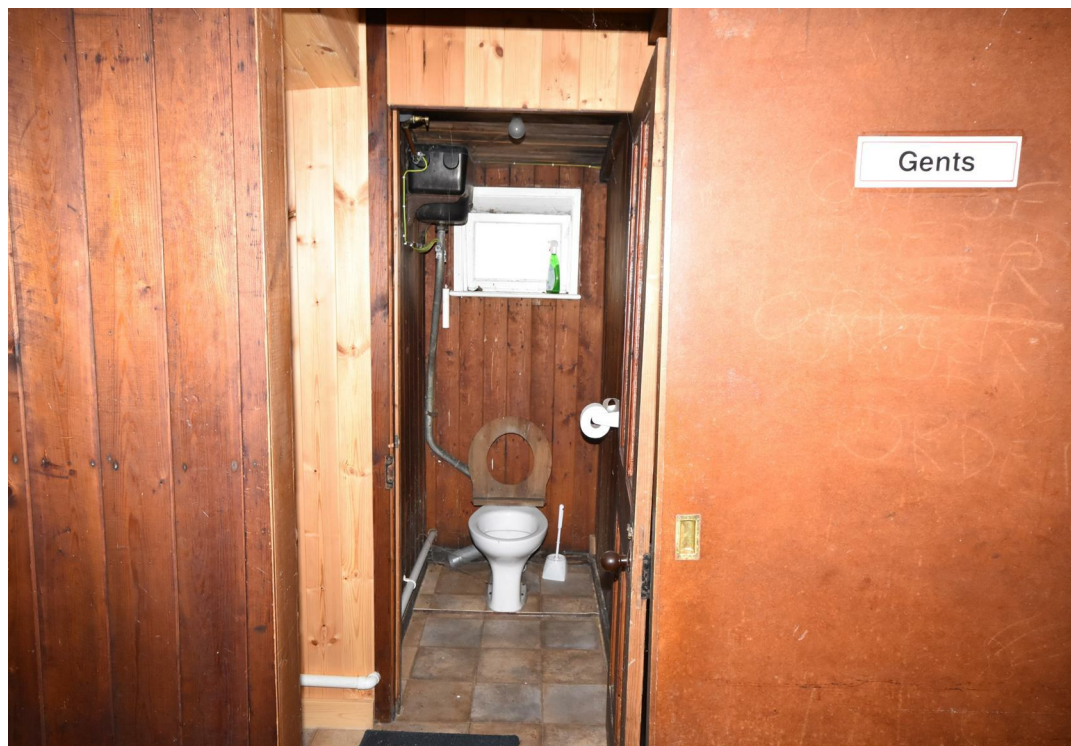
Strictly by appointment with Richard Watkinson & Partners.

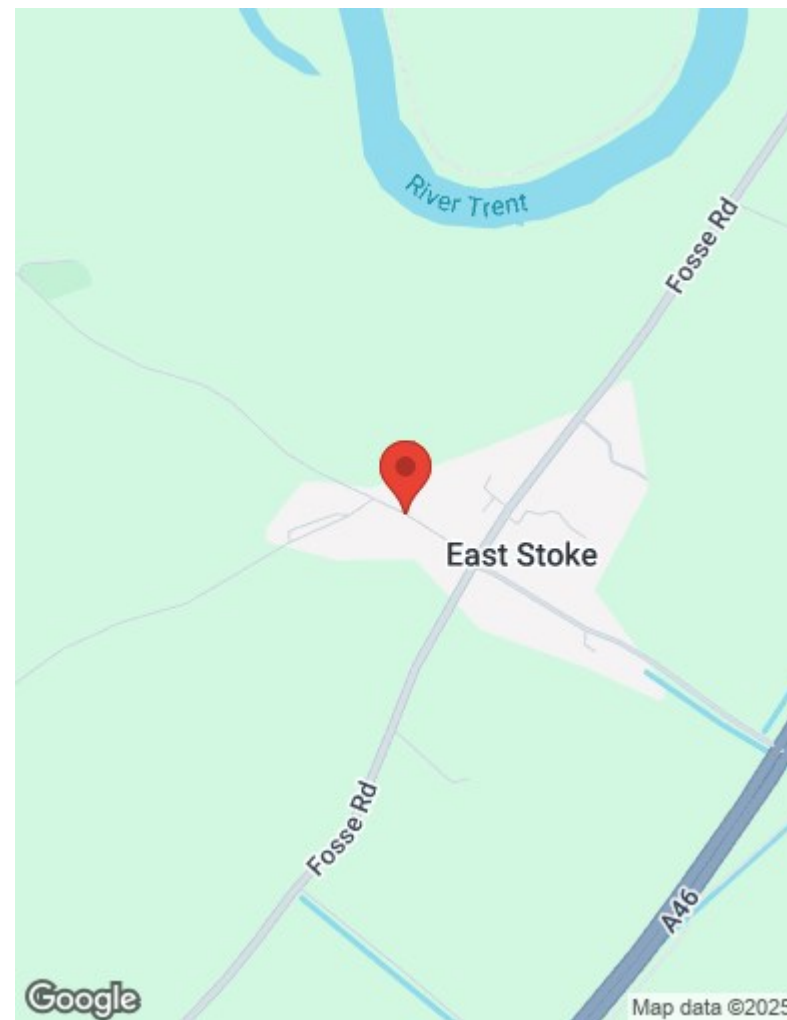
POSSESSION

Vacant possession will be given on completion.









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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