

**For Sale** by Informal Tender

Closing Date: 12 noon, Friday 20<sup>th</sup> June 2025



Former Scout & Guide Hall  
off Church Road North, Skegness. OIRO £50,000

**Willsons**  
— SINCE 1842 —



Former Scout & Guide Hall  
off Church Road North  
Skegness  
Lincolnshire, PE25 2QJ

"AGENT'S COMMENTS"

This is an exciting opportunity to purchase the Former Scout and Guide Hall which is a single storey building conveniently situated for the town and having a gross external floor area of 125.11sq m or 1,346sq ft. Most suitable for community, leisure or employment uses (prospective purchasers must satisfy themselves with regards to planning). The internal layout has a large main room with four smaller anti-rooms including toilets and a reception hall. The property is accessed via a shared vehicular right of way from Church Road North leading to the Car park of St Clements Church and other adjoining properties and includes an area for limited car parking.

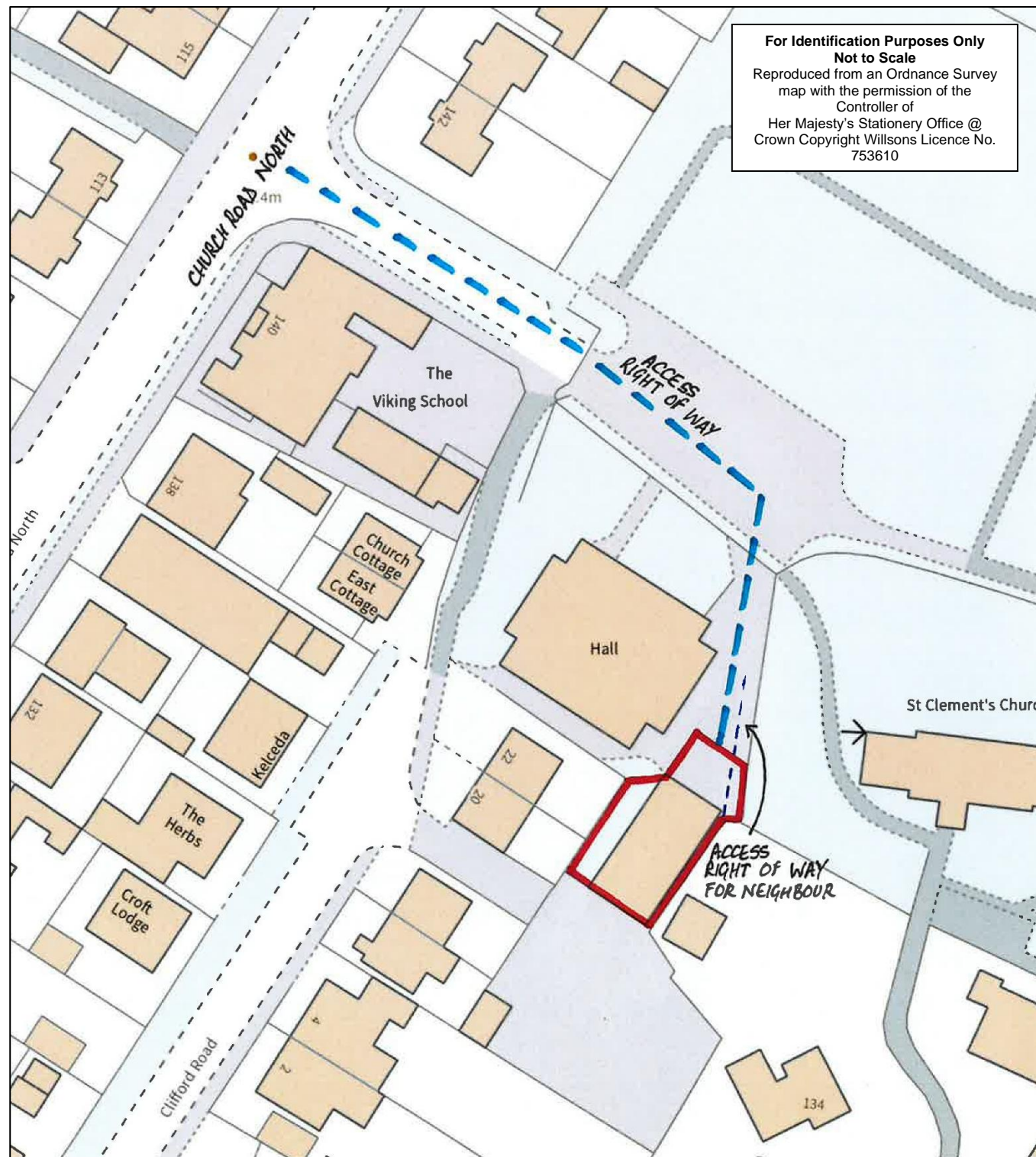
**For Sale by Informal Tender**

**Closing Date: 12 Noon, Friday 20<sup>th</sup> June 2025**

AGENTS DETAILS

**Willsons**  
16 Alghitha Road  
Skegness  
Lincolnshire  
PE25 2AG  
T: 01754 896100

**Contact: Danielle Stott**



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### Location & Access

The building is accessed via a right of way over the private roadway and parking leading from Church Road North and accommodating various properties including the St Clements Church.



What3Words: meaty.dive.bleach

### Reception Hall

21'1" x 7'4" (6.45m x 2.26m) The building is accessed via a pair of wooden entrance doors.

### Office

13'7" x 8'3" (4.14m x 2.51m) With a single glazed window.

### Cloakrooms

12'9" x 8'5" (3.89m x 2.57m) Split into 2 cloakrooms, each with a wc. and wash hand basin.

### Serving Area

8'5" x 7'11" (2.57m x 2.41m) With hatch into the main hall and single glazed side window.

### Store Room

8'3" x 7'10" (2.51m x 2.39m)

### Main Hall

27'7" x 24'7" (8.41m x 7.49m) Having four single glazed windows each with an electric heater over, fire safety door onto side concreted area and suspended ceiling.

### The Site

The building occupies the majority of the site which is outlined in red on the attached plan. It includes an area to the front sufficient for the parking of two vehicles. Note: The northern boundary to this property is to remain unfenced to allow both vehicular and pedestrian rights of way for the adjoining property.



### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Additional Information

Please note, as the property is being sold on behalf of the local church, a registered charity, some restrictions are to be anticipated i.e. not to use the property for the sale of alcohol, gambling etc.

### Services

We understand that mains electricity, water and drainage are connected to the property.

### Planning

In the past the property has been used for the benefit of Scouts and Guides as a meeting hall. In the agent's opinion, it is likely that the local planning authority would support the change of use to another community, leisure or employment use. Residential properties are in the locality and the building lies within close proximity of the Listed Church. The site is within a Flood Zone 3A as designated by the Environment Agency. Prospective purchasers are responsible for satisfying themselves that their intended use will be supported by East Lindsey District Council.

### Directions

From Roman Bank (A52) turning at the traffic lights onto Burgh Road (A158). Proceed along Burgh Road, taking the second turning left into Lyndhurst Avenue, then second left again into Church Road North, past The Skegness Academy and next left towards St Clements Church whereupon the hall will be found on the right hand side just before the Church.

### Outgoings

As a non-residential building, the hall has a rateable value which was set on 1/4/2023 at a rate of £2,500 with rates payable to East Lindsey District Council. The previous use was exempt from Business Rates however we are informed that the rates payable for the year 2025/26 would be £1206.72 assuming no small business rate relief is available.





## Method Of Sale

The property is offered for sale by Informal Tender and best and final offers (subject to contract only) should be made in writing upon the attached form (with the terms on the reverse) in a sealed envelope marked “**Scout Hut Tender**” in the top left hand corner to the Agents: Willsons, 16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG or by email to [skegnesssales@willsons-property.co.uk](mailto:skegnesssales@willsons-property.co.uk), subject “Scout Hut Tender” To arrive no later than:

**12 noon, Friday 20<sup>th</sup> June 2025.**

- It is the responsibility of potential purchasers to ensure that post and email submissions have been received by the agent.
- All offers should be stated in £ sterling and it is recommended that offers are made for an odd figure to avoid the possibility of duplicate bids.
- Escalating offers or offers made by reference to other offers will not be accepted.
- The vendor does not undertake to accept the highest or indeed any particular offer.
- The purchaser will be required to provide proof of funds.
- The purchaser will be expected to exchange contracts and complete the purchase without any undue delay.

## Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

## Local Authority

**East Lindsey District Council**, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH - Tel: 01507 601111

## Anti Money Laundering

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **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.

# TENDER FORM



**Former Scout & Guide Hall** Off Church Road North, Skegness, Lincolnshire, PE25 2DG

**Closing Date: 12 Noon, Friday 20<sup>th</sup> June 2025**

I/We: (Buyer name(s) in full)		
Address: (in full)		
Telephone number(s):	Email address:	
Hereby offer(s) to purchase, subject to contract, the Lot(s) as identified below & confirm agreement to the terms of the tender procedure as detailed on the reverse of this Tender Form.		
<b>Former Scout &amp; Guide Hall Off Church Road North Skegness Lincolnshire, PE25 2DG</b>	Offer: £ Words:	
Summary of financial position:..... <b>PROOF OF FUNDS &amp; PROOF OF ID WILL BE REQUIRED IF THIS TENDER IS ACCEPTED</b>		
Solicitor name & address:	Telephone number(s):	Email address:
<p><b>Submit Tender:</b> Envelopes to be marked '<b>Scout Hut Tender</b>' in top left hand corner to: Willsons, 16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG or by email: skegnesssales@willsons-property.co.uk - subject: '<b>Scout Hut Tender</b>'</p>		