

Buy. Sell. Rent. Let.



Former Methodist Chapel, Sea Lane, Ingoldmells, PE25 1NU



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Guide Price £110,000

When it comes to
property it must be


lovelle

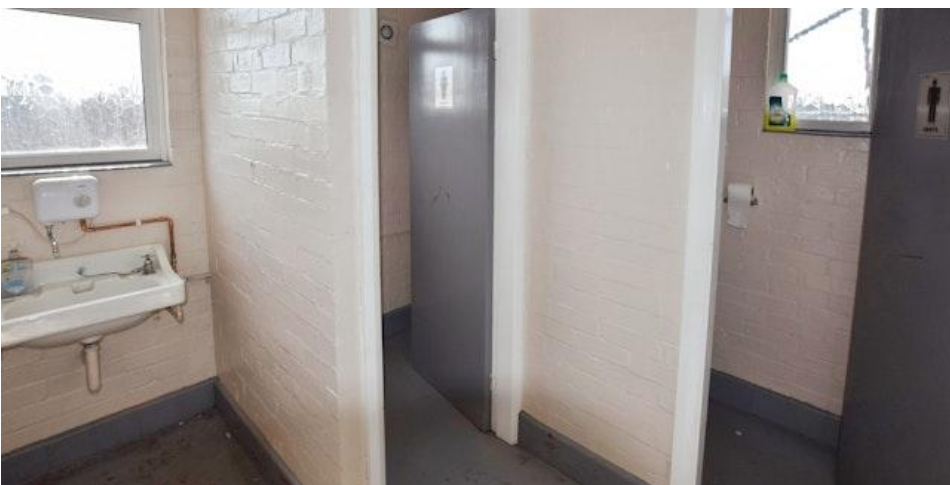


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Key Features

- For Sale by Modern Auction
- Former Methodist Church
- Currently Being Used as Crazy Golf Leisure
- Subject to a Reserve Price
- Large Open Plan Room
- Buyers fees Apply
- EPC rating TBC
- Tenure: Freehold





This unique freehold character property presents an exceptional opportunity in Ingoldmells, Lincolnshire. Formerly a Methodist church, the building currently operates as a crazy golf leisure venue and is being made available for sale by the modern method of auction. Prospective buyers should note that the sale is subject to a reserve price and additional buyers' fees will apply. The property is distinguished by a generous large open-plan room, offering flexibility for a range of future uses, subject to any necessary consents. This central space is complemented by various ancillary rooms, providing scope for storage, office use or further development. The building retains distinct architectural character, reflecting its origins, while lending itself to creative adaptation. This sale offers the benefits of the modern method of auction, giving interested parties the opportunity to acquire a distinctive property with potential. Full details of the auction process, reserve price, and associated buyers' fees are available upon request. Local area Ingoldmells, situated in Lincolnshire, is renowned for its established leisure and tourism amenities. The area offers a variety of facilities, including shops, services, and attractions, making it a popular destination. The property's location provides convenient connections to nearby towns and the Lincolnshire coastline.

Entrance

Entered via double front doors.

Lobby Area

4.01m x 1.67m (13'2" x 5'6")

With reception bar, doors to;

Storage Cupboard

2.31m x 1.79m (7'7" x 5'11")

With UPVC window to the side aspect.

Main Hall Area

12.26m x 6.48m (40'2" x 21'4")

Loft access for maintenance.

Further Area

10.32m x 9.07m (33'11" x 29'10")

With fire exit door to side, doors to;

WC

2.85m x 2.73m (9'5" x 9'0")

Configured as ladies and gents, with low level WC, wash hand basins, UPVC windows.

Store

2.7m x 1.67m (8'11" x 5'6")

Further Store

3.24m x 2.7m (10'7" x 8'11")

With windows to the front and side aspects. Second fire exit door.

Outside

To the front is a grass and stone driveway enclosed by fencing. With double gates for access and gate to the front. Parking for multiple vehicles.

Services

The property has mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Amenities in the village include mini supermarket, doctors, various other shops, pubs/restaurants, take aways, cafes, regular bus services and post office.

Directions

From Skegness take the A52 north on Roman Bank. Proceed past Butlins and into Ingoldmells. At the Ship Inn turn right onto Sea Lane, the property will be found on the right hand side, marked by our sale board.

Auction Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day reservation period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

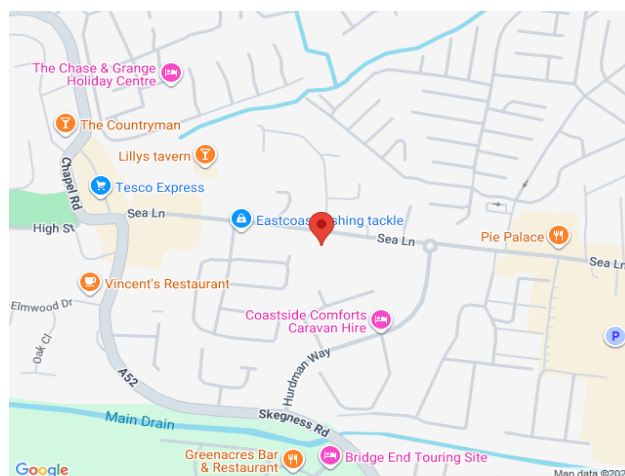
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

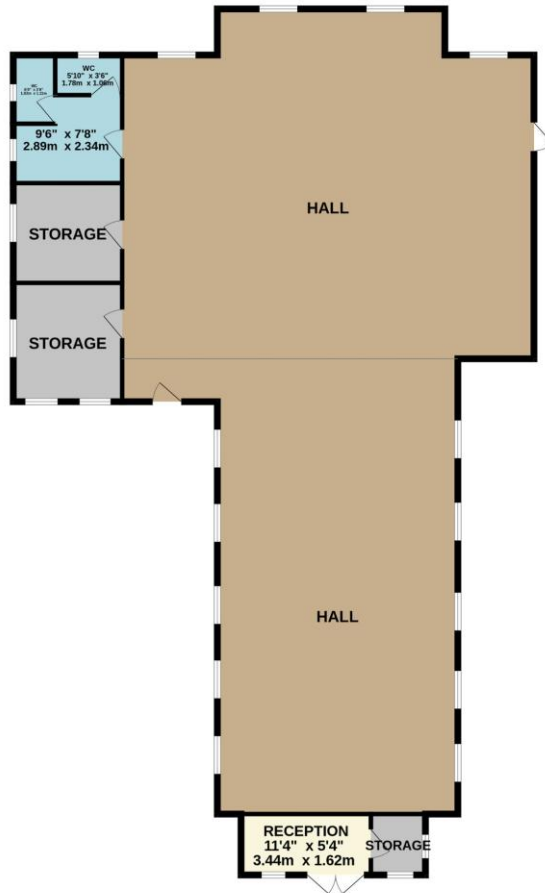
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR



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 purchaser. 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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When it comes to **property**
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