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Lutton Marsh Methodist Church, Guys Head Road, Lutton Marsh, PE12 9NP

FOR SALE BY AUCTION via AUCTION HOUSE 10AM 29th JULY 2026

GUIDE PRICE: £50,000 plus FEES

Methodist Church with Ancillary Areas
Peaceful rural location in the centre of Lutton Marsh
Verge side parking to south and west frontages
Site area approx. 0.21 acres (875m²)

SPALDING 01775 766766

BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

LOCATION

The property is situated in a very rural location, in Lutton Marsh, a hamlet consisting of a number of small isolated dwellings, some 4 miles north of Long Sutton, itself a small market town on the eastern fringes of the South Holland district. Long Sutton is accessible via good road links and a frequent timetabled Public Bus service to Spalding and Kings Lynn, where there are a range of shopping, leisure and other facilities. Bus and train stations, connecting to Peterborough, which has onward services to London's Kings Cross (within 50 minutes), as well as further Primary and Secondary Schools are located in Spalding, and also Holbeach.

DESCRIPTION

The property comprises a Methodist Church with its ancillary areas, positioned in the centre of the geographical area of Lutton Marsh, with the property located prominently on a crossroads.

The property has a gross internal area of 57.11 m² (615 Sq.ft), and the site extends to approximately 0.21 acres (875m²).

ACCOMMODATION

Accessed from south door:

Front porch:	0.94m x 1.35m
Main Church Area:	8.57m x 5.45m
Rear Kitchen and WC:	2.50m x 4.16m

The building is of single storey construction with the main church area having an internal ceiling height of 3.1m (min) / 3.6m (max).

OUTSIDE

The grounds of the Church are laid to grass, with mature Cherry Trees along the crossroads corner of the frontages. Stumps of a mature conifer hedge remain on the north and east boundaries.

METHOD OF SALE

The property is for sale via Auction.

IMPORTANT PLEASE NOTE:

There are various restrictive covenants affecting the Church set out in the 'Transfer of Land' documents dated 1927 which are included in the 'Auction House' Legal Pack.

In particular a buyer will be required to erect and maintain stock proof fencing on the northern and southern boundaries. Also, there is a Restrictive Covenant regarding the use of buildings and land set out in the transfer as follows: 'That no part of the land and no buildings or future buildings or erections thereon shall at any time hereafter be used for the purpose of any trade manufactory or business of any description or anything in the nature thereof, but on the contrary that such buildings shall be used only as and for a primitive methodist church or chapel schoolroom and other buildings usually attached to a church or chapel and the land not built upon as land appurtenant to such a church or chapel provided nevertheless that such land shall not at any time hereafter be used as a burial ground or cemetery'.

It is **essential** that prospective purchasers and their Legal Advisors should read, investigate and understand the implications of all covenants and conditions in the transfer document and all other documents in the Legal Pack, prior to purchase and any purchaser(s) will be deemed to buy with full knowledge of all covenants and conditions appertaining to the property whether they have inspected the Legal Pack or not.

Private drainage system

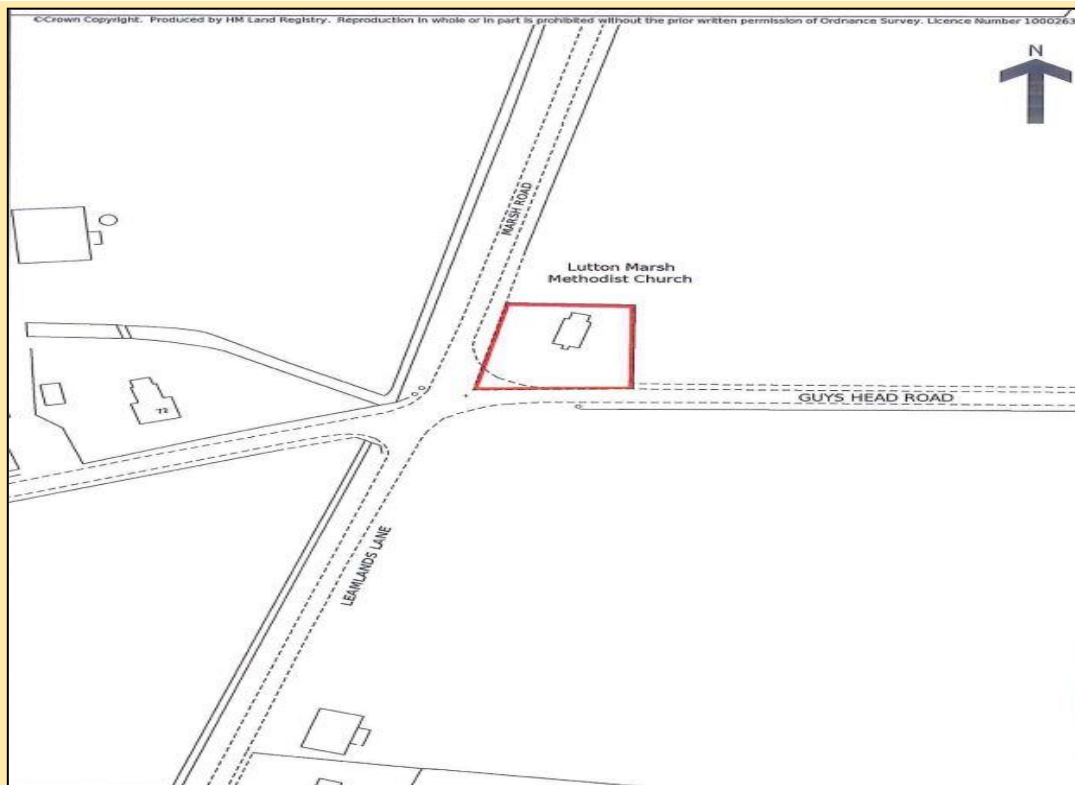
It is believed that the current private drainage system will not meet current 'General Binding' rules and any proposed buyer will be expected to replace the current system at their own cost.

Prospective purchasers will be asked to comply with Anti Money Laundering regulations and to provide photographic identification in the form of a photocard driving licence or valid Passport, plus a proof of address.

PLANNING

Interested parties are invited to make their own enquiries with South Holland District Council (Tel: 01775 761161) regarding any alternative uses.





TENURE

Freehold

SERVICES

Electricity and water are available at the property. The building is not heated, and is served by a private drainage system, the tank for which is in the northern part of the plot (see comments previously under Private Drainage System).

LOCAL AUTHORITIES

Water: Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155

District & Planning: South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE CALL: 01775 761161

County & Highways: Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL CALL: 01522 552222

Electricity: Western Power Distribution - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH CALL: 0121 623 90076 Email: wpdnewsuppliesmids@westernpower.co.uk

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

Ref: S10934 / July 2026

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

VIEWING – The property can be viewed at any time from the roadside, however viewings are by appointment only to make a full inspection of the property internally. Contact the selling agents.

ADDRESS

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