

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

FOR SALE OR TO LET - OFFERS INVITED

Tel: 01636 611 811

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 wall, 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.





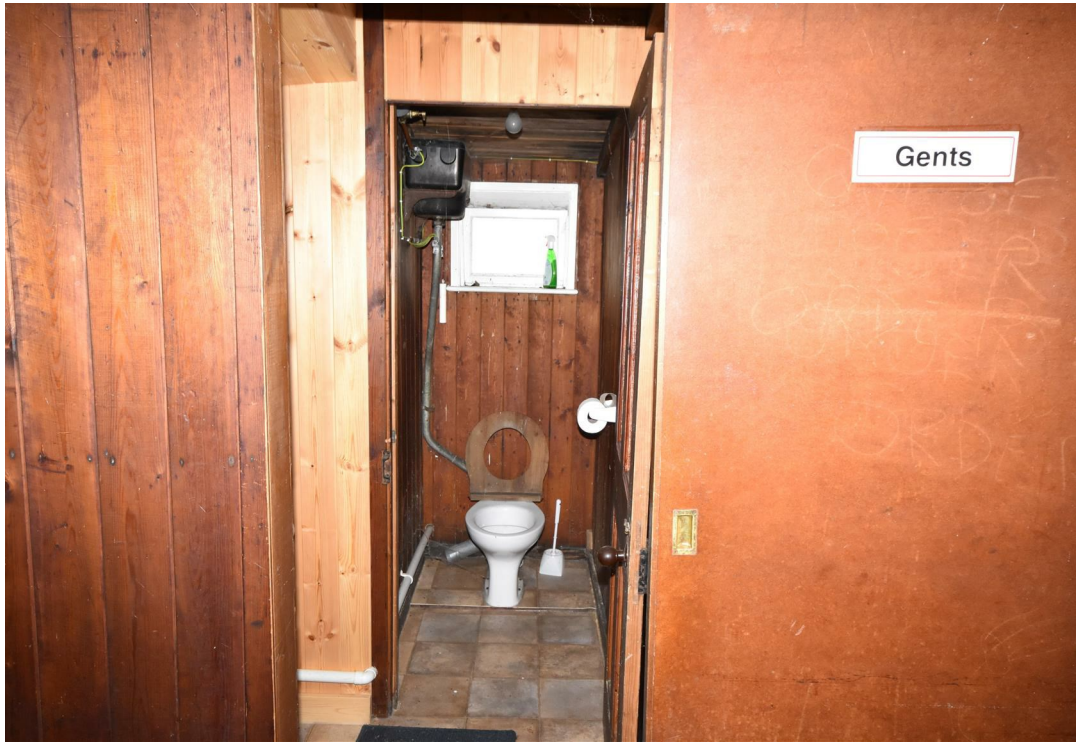



FIRE EXIT


EXIT

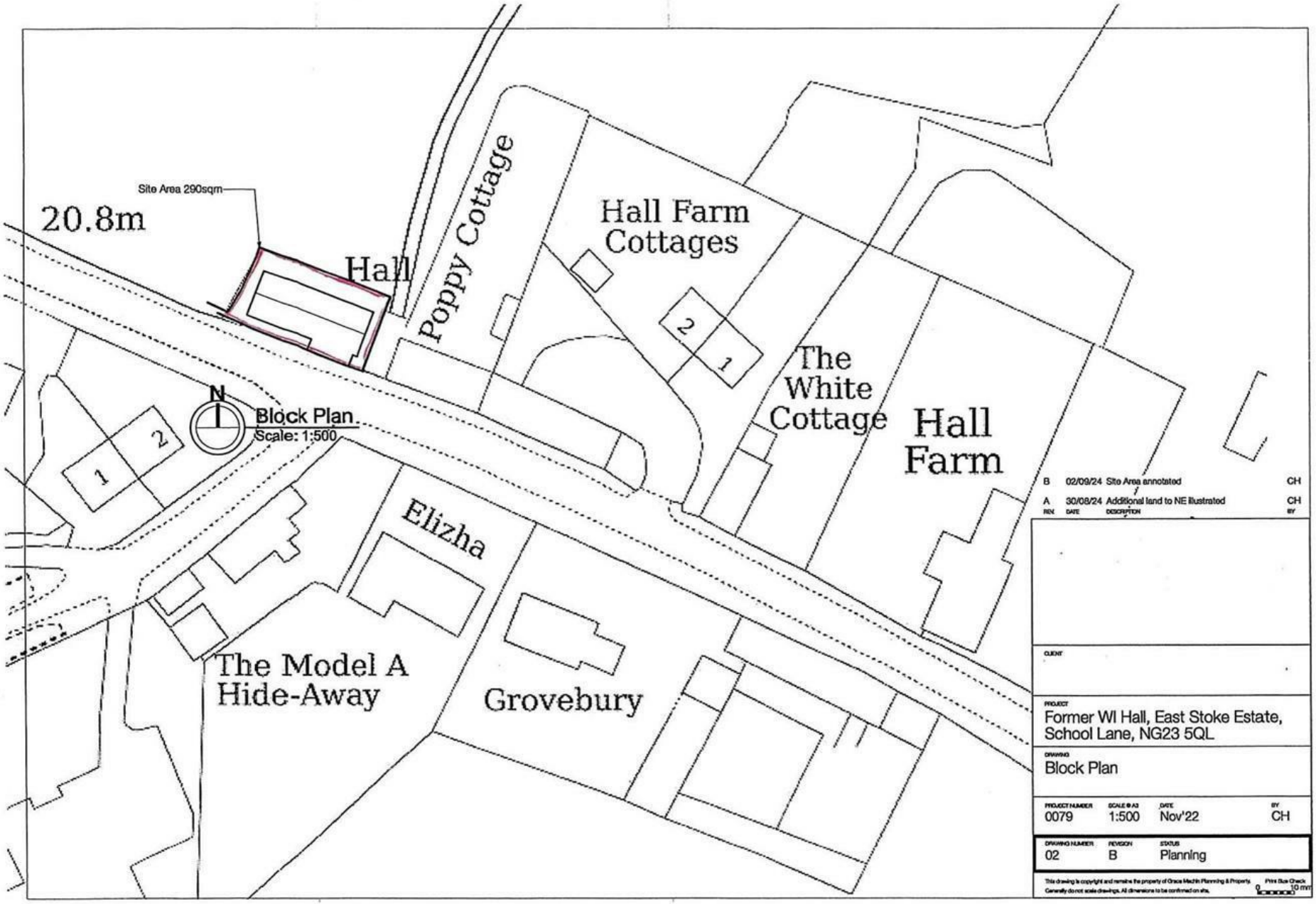



Ladies

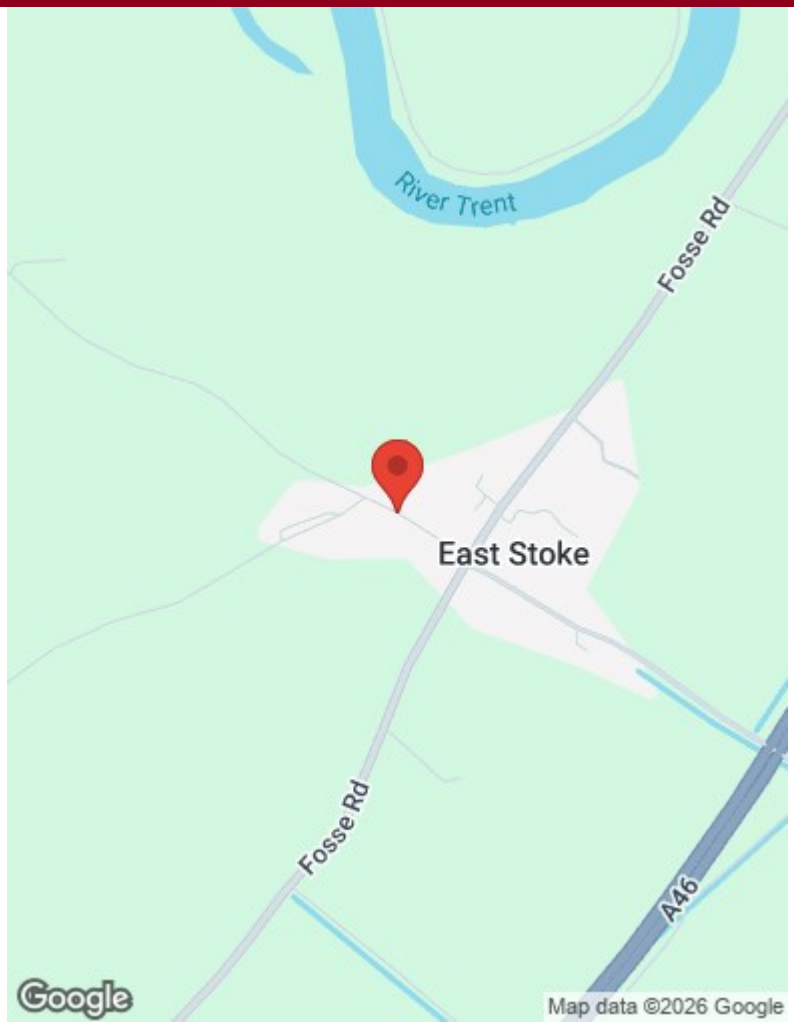

Gents




NO
DOGS


Site Area 290sqm
20.8m
Hall
Poppy Cottage
Hall Farm Cottages
2
1
The White Cottage
Hall Farm
N
Block Plan
Scale: 1:500
1
2
Elizha
The Model A Hide-Away
Grovebury
B 02/09/24 Site Area annotated CH
A 30/08/24 Additional land to NE Illustrated CH
REV. DATE DESCRIPTION BY
CLIENT
PROJECT
Former WI Hall, East Stoke Estate, School Lane, NG23 5QL
DRAWING
Block Plan
PROJECT NUMBER 0079
SCALE @ A3 1:500
DATE Nov'22
BY CH
DRAWING NUMBER 02
REVISION B
STATUS Planning
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Print Size Check 10 mm





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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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