



**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**

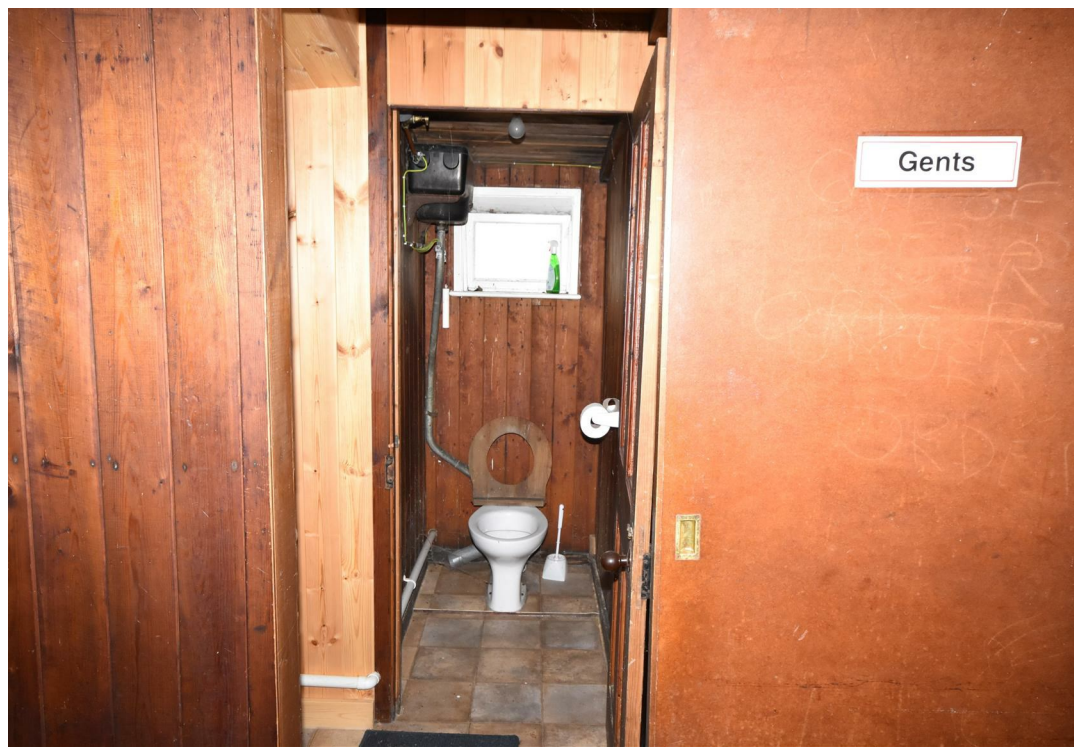
Strictly by appointment with Richard Watkinson & Partners.

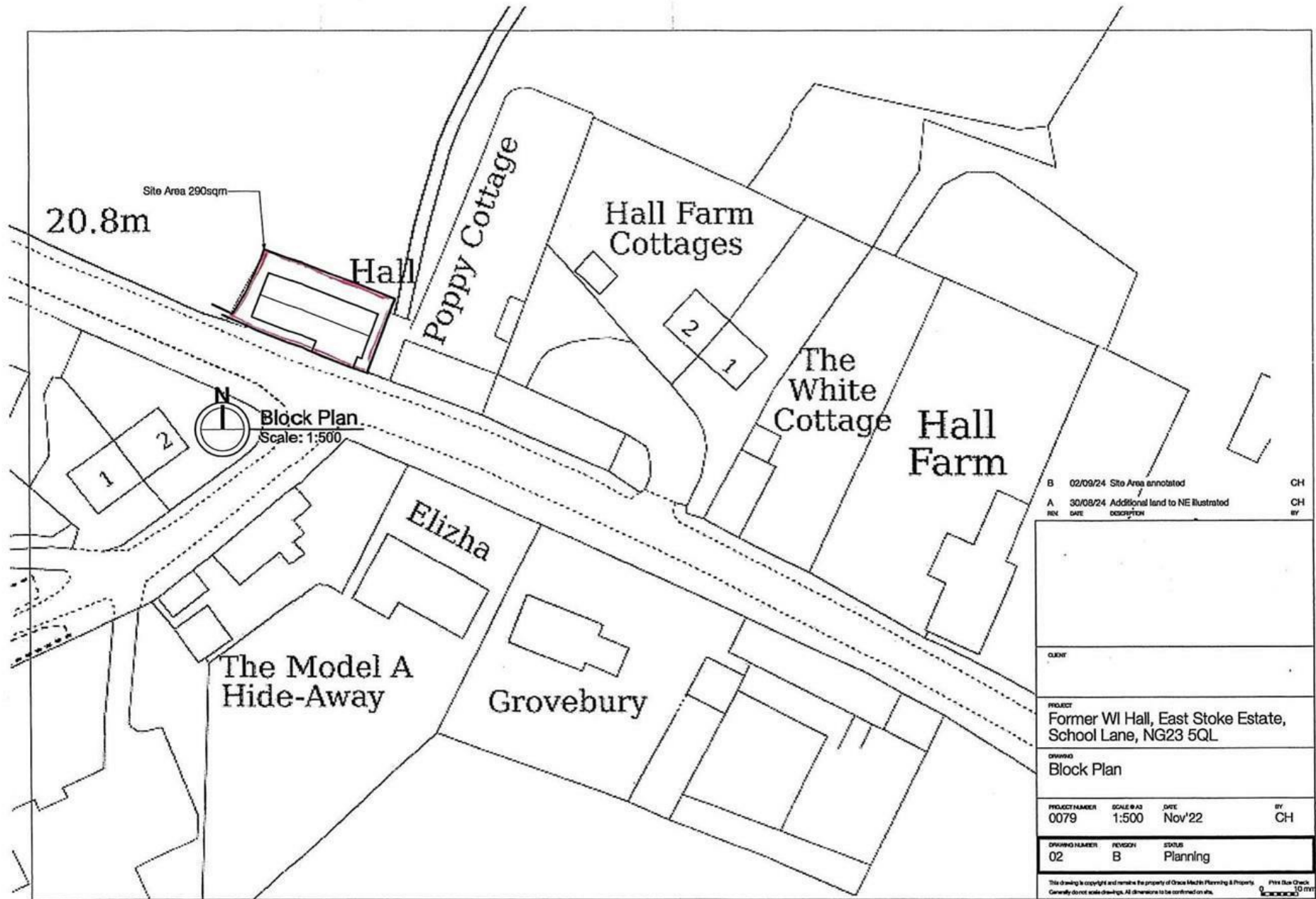
#### **POSSESSION**

Vacant possession will be given on completion.

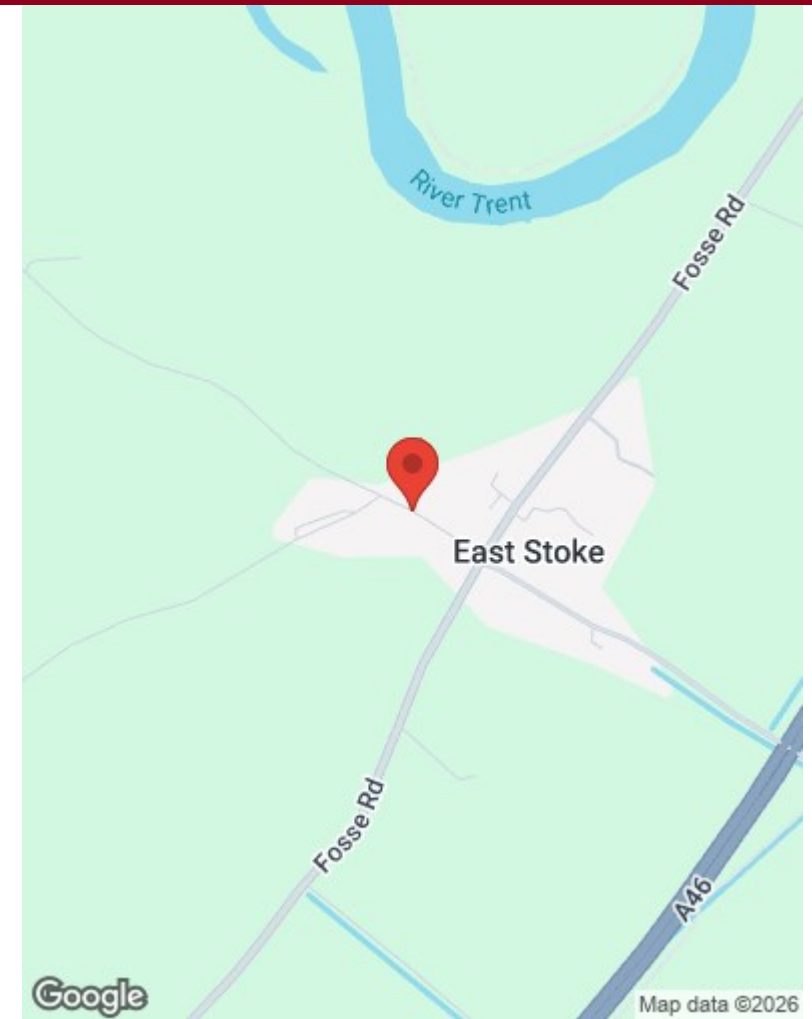








B	02/09/24	Site Area annotated	CH
A	30/08/24	Additional land to NE illustrated	CH
REV	DATE	DESCRIPTION	BY
CLIENT			
PROJECT Former WI Hall, East Stoke Estate, School Lane, NG23 5QL			
DRAWING Block Plan			
PROJECT NUMBER	SCALE @ A3	DATE	BY
0079	1:500	Nov'22	CH
DRAWING NUMBER	REVISION	STATUS	
02	B	Planning	
<small>This drawing is copyright and remains the property of Orca MacIn Planning &amp; Property Generally do not scale drawings. All dimensions to be confirmed on site.</small>			<small>Print Size Check 30 mm</small>



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*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 611 811



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