

Former Epworth Community Wellbeing and Youth Hub, 82-84 High Street, Epworth, North Lincolnshire, DN9 1EP

Freehold For Sale - Offers invited



- Rare opportunity to purchase.
- Suitable for various uses.
(subject to planning permission).
- Grade II Listed building, within conservation area.
- Approximate total floor area 382 sqm.

North Lincolnshire Council is offering the property by Private Treaty

North Lincolnshire Council
Assets
Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL

**North
Lincolnshire
Council**

Call (01724) 296789 Email property@northlincs.gov.uk

Location

Epworth is an attractive historic town within North Lincolnshire with a population of around 4,363.

The site is located on the High Street, situated centrally within the town. Epworth offers a variety of facilities and attractions including, retail, tourism and hospitality.

There are two schools within the town:

- South Axholme Academy, Burnham Road (including sixth form provision).
- Epworth Primary Academy, Birchfield Road.

The town is famous as the birthplace of John Wesley, who was the founder of Methodism.

There are excellent road links to Junction 2 of the M180 motorway and beyond.

Crowle railway station is the nearest station at approximately 5 miles to North and is on the Doncaster to Cleethorpes Railway line. Humberside international airports is within an hours drive.

What 3 words app locator:
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Description

The building is an attractive historic building comprising predominantly of a brick and slate former chapel with later additions.

It is understood to have been built circa 1859-60 and converted to a Youth Centre in 1944, with later internal alterations and additions.

The accommodation is provided on the ground floor (plus basement).

Floor area: 382 sqm including basement of 13sqm. See floor plan attached for room sizes.

Parking is available on the hard surfaced yard to the front of the premises for approximately 8 vehicles.

Planning

The property is considered suitable for a variety of potential uses subject to planning permission.

The property is a Grade II listed building and is located within a Conservation Area.

It is listed on the National Heritage List for England as 'Kilham Memorial Methodist Chapel and Adjoining School, (Epworth Youth Centre), High Street'. List Entry Number: 1068757

Prospective purchasers are strongly recommended to satisfy themselves on all Planning matters.

Further information regarding planning can be obtained from the council's Development Control team on 01724 297000. Email: planningdutyofficer@northlincs.gov.uk

Flood risk

The site is not within an area of flood risk as defined by the Environment Agency.

However, purchasers are recommended to refer, amongst other things, to the Environment Agency's website and to the Local Planning Authority's "Strategic Flood Risk Assessment for North Lincolnshire and North East Lincolnshire".

Services

It is understood that mains services are available to the property. However, the Buyer will be responsible for making their own enquiries in respect of the availability, layout and suitability of such services.

Highways

An adopted highway, High Street, exists to the front of the site.

Please contact North Lincolnshire Council Highways control to discuss any Highway issues on (01724) 297000.

Possession

Vacant possession on completion.

Easements/Rights of Way

The site is sold subject to and with the benefit of all rights, including rights of way, whether public or private; light support, drainage, water and electricity supplies and other rights and obligations, quasi-easements and restrictive covenants, and all existing wayleaves whether referred to in these particulars or not.

The property is subject to a covenant restricting that the premises shall not be used for the manufacture, distribution, sale or supply of intoxicating liquors or for use as a public dance hall or for any purpose in connection with the organisation or practice of gambling, nor for Sunday trading'. Prospective purchasers are strongly recommended to satisfy themselves on such matters.

Land or Building Issues (Title/Contamination/Asbestos)

Freehold with Full Title Guarantee.

There are no known existing guarantees that will pass with the property.

An asbestos report is available upon request.

The purchaser is expected to satisfy themselves by enquiry, survey or any other means as to the condition of the land and/or property. Any reports and surveys that the council may have commissioned will be made available to the purchaser upon request.

Energy Performance Certificate

T.B.C

NNDR

The Rateable Value is £8,100
Potential purchasers should satisfy themselves on all Non Domestic rating matters by contacting North Lincolnshire Council:
Business Rates section on 01724 297000.

Price

Offers invited.

VAT

The Seller has not elected to charge Value Added Tax.

Viewings

Viewings strictly by appointment.

Contact

For further information contact: -
(01724) 296789 or
Email: property@northlincs.gov.uk

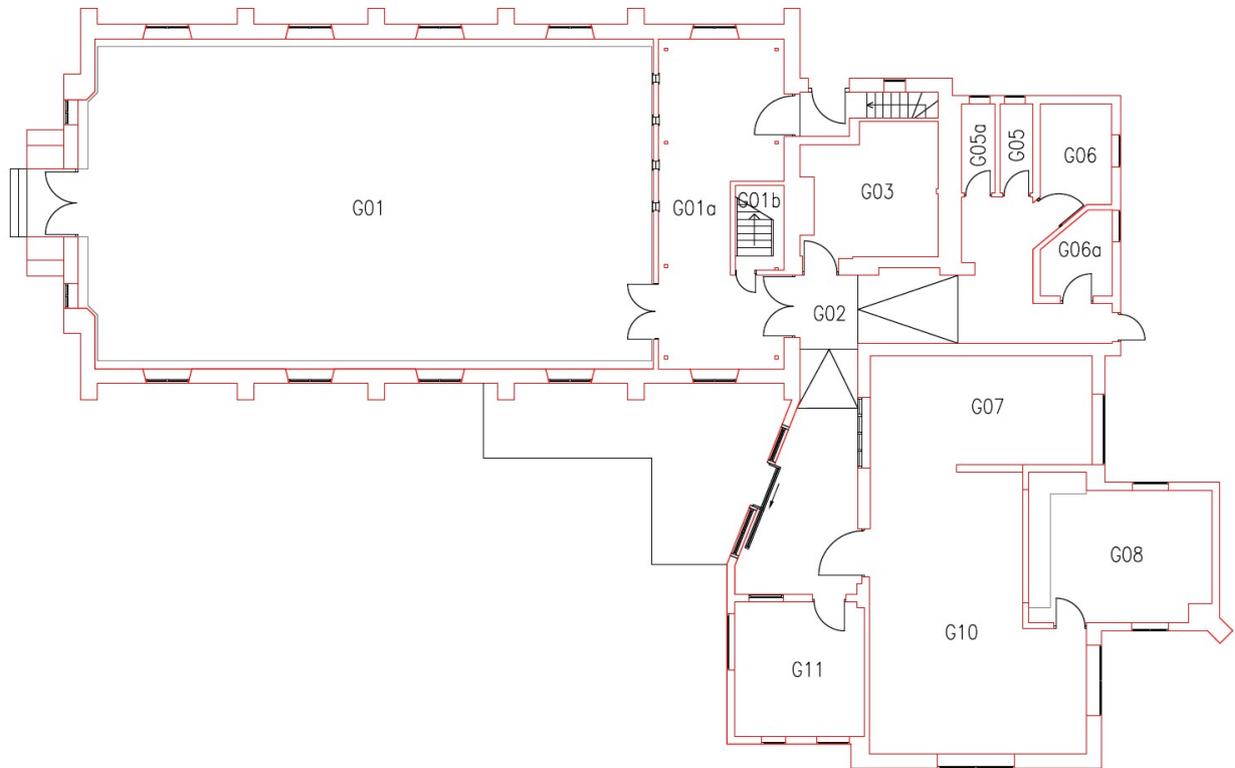
PLEASE NOTE

- **We have made every effort to ensure accuracy of these details, although it cannot be guaranteed. Errors and omissions will be excepted.**
- **These particulars are an outline for guidance for prospective purchasers or lessees and do not constitute an offer of contract.**
- **Purchasers must rely on their own inspection of the property to satisfy themselves of any statement within these particulars.**
- **Services and appliances (including all mechanical and electrical have NOT been tested, although any appropriate information will be made available upon request for information purposes only and cannot be relied upon). We recommend that a suitably qualified person inspects all appliances/ services/structures before any contractual commitment.**
- **Any measurements or areas are approximate and for guidance purposes only.**
- **Prospective purchasers are advised to contact the appropriate council departments independently for clarification and verification of rating, highways or planning matters.**

The council has a statutory duty to remain open to offers on any land or property until contracts are exchanged or an appropriate council approval is obtained. The council will not be liable for fees attributable to any abortive sale.



Title: Former Epworth Community Wellbeing and Youth Hub			<h2 style="margin: 0;">North Lincolnshire Council</h2> <p style="font-size: small; margin: 0;">© Crown copyright and database rights 2025 Ordnance Survey AC0000819831</p>
Drawing Number: EPW-4-0049	Version: 1		
Date: 11/08/2025	Not to Scale	Drawn By: DS	



Room Number	Description	Area m.sq
G01	Hall	145.84
G01a	Hall	28.25
G01b	Hall	3.18
G02	Circulation Space	37.07
G03	Disabled WC	13.22
G05	Male WC	2.31
G05a	Female WC	2.31
G06	Male WC	5.89
G06a	Store Room	4.08
G07	Social Area / TV Room	18.70
G08	Kitchen	19.35
G10	Function Room	40.45
G11	Office	13.50

EPWORTH COMMUNITY HUB
GROUND FLOOR

11/08/25

NTS

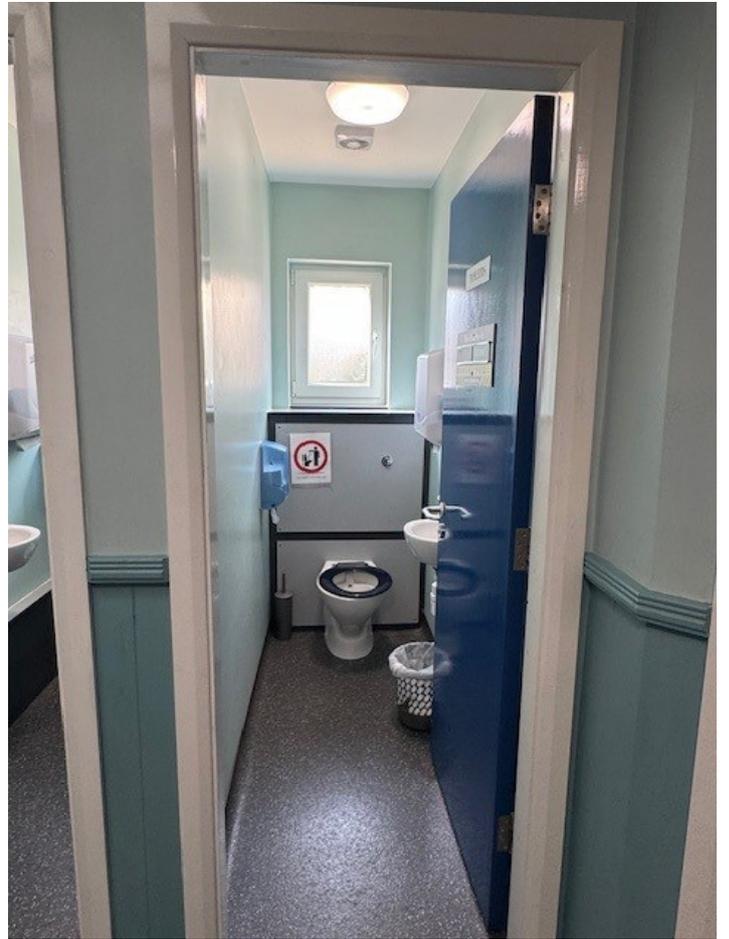
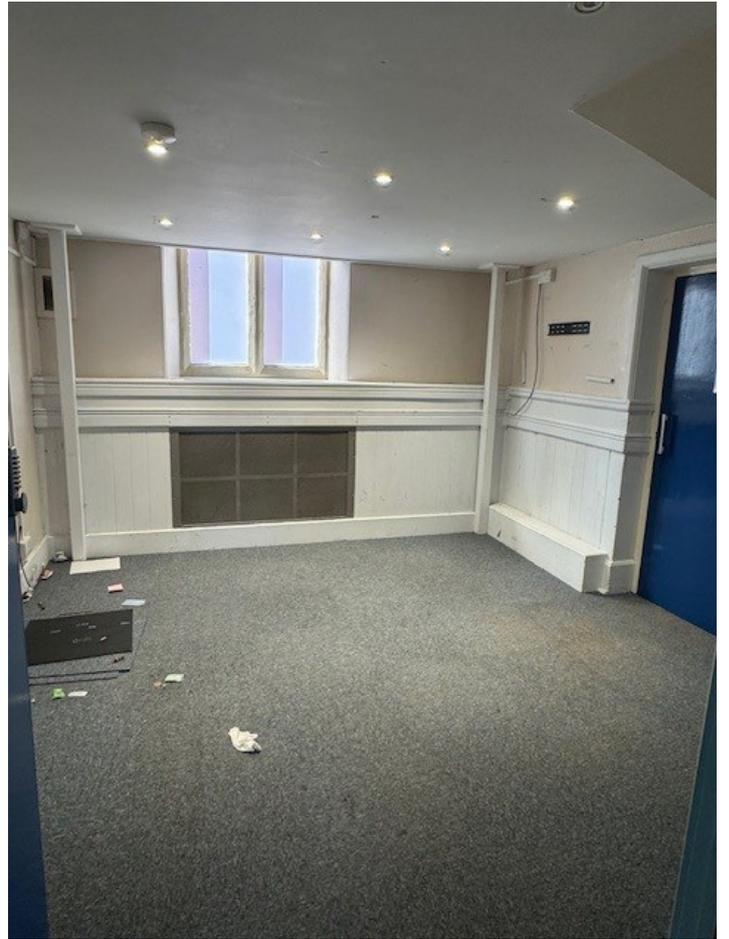












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