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

**FOR SALE: Offers in excess of £75,000**

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 (875m<sup>2</sup>)

SPALDING 01775 766766 GRANTHAM 01476 565371 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 village consisting of a number of small isolated dwellings, some 4 miles north of Long Sutton, itself a smaller 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, and has 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 m<sup>2</sup> (615 Sq.ft), and the site extends to approximately 0.21 acres (875m<sup>2</sup>).

## ACCOMODATION

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 by private treaty.

It should be noted that a buyer will be required to erect a post and rail fence to the north and east boundaries which arises from this being a Covenant within the property deeds.

It is proposed the Vendor will retain an overage of 50% on the value of the property in excess of the Hall/Leisure 'use' value for 80 years on the grant of an enhanced planning permission for the site. This is negotiable subject to use and value of an offer.

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.

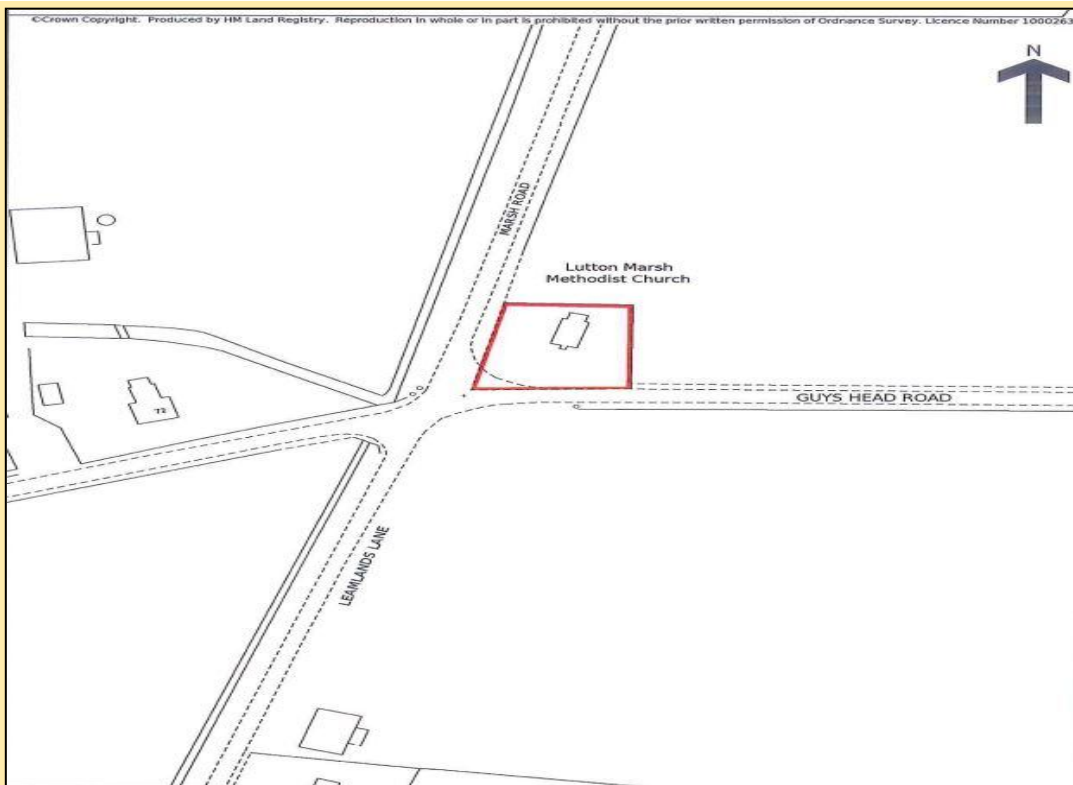
Further information is available from the Selling Agents.

## **PLANNING**

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

For any offer made on a 'Subject to Planning' basis we will require the prospective purchaser to confirm that enquiries have been made, together with expected timescales for making any formal planning application.





#### 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.

#### 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](mailto: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 / March 2024

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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