

Development Opportunity

For Sale



Louth Mayfair Club, Birch Road, Louth
LN11 8DU

#1244415/2026I



Louth Mayfair Club

Birch Road, Louth, LN11 8DU



Agreement

For Sale



Detail

Development
Opportunity



Price

£200,000



Size

331.66 sq m (3,570 sq ft)



Location

Louth, LN11 8DU



Property ID

#1244415/2026I

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a former social club of brick and block construction beneath a pitched concrete tiled roof, occupying a broadly rectangular site extending to approximately 0.261 acres. The building provides predominantly single-storey accommodation arranged to suit its previous community/social use, with ancillary areas and external space surrounding the building.

The site benefits from off-road parking provision for approximately eight vehicles, together with additional grounds which may offer scope for alternative use, refurbishment, redevelopment or reconfiguration, subject to the necessary statutory consents.

Located within a mixed-use area, the property is considered to offer development potential, subject to planning. Prospective purchasers should make their own enquiries with the Local Planning Authority regarding any proposed change of use, extension or redevelopment of the site.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	331.66	3,570

Energy Performance Certificate

Rating: C55

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: East Lindsey District Council
Description: Club and Premises
Rateable value: £13,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **For Sale**.

Price

£200,000

VAT

VAT may be charged in addition to the price at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

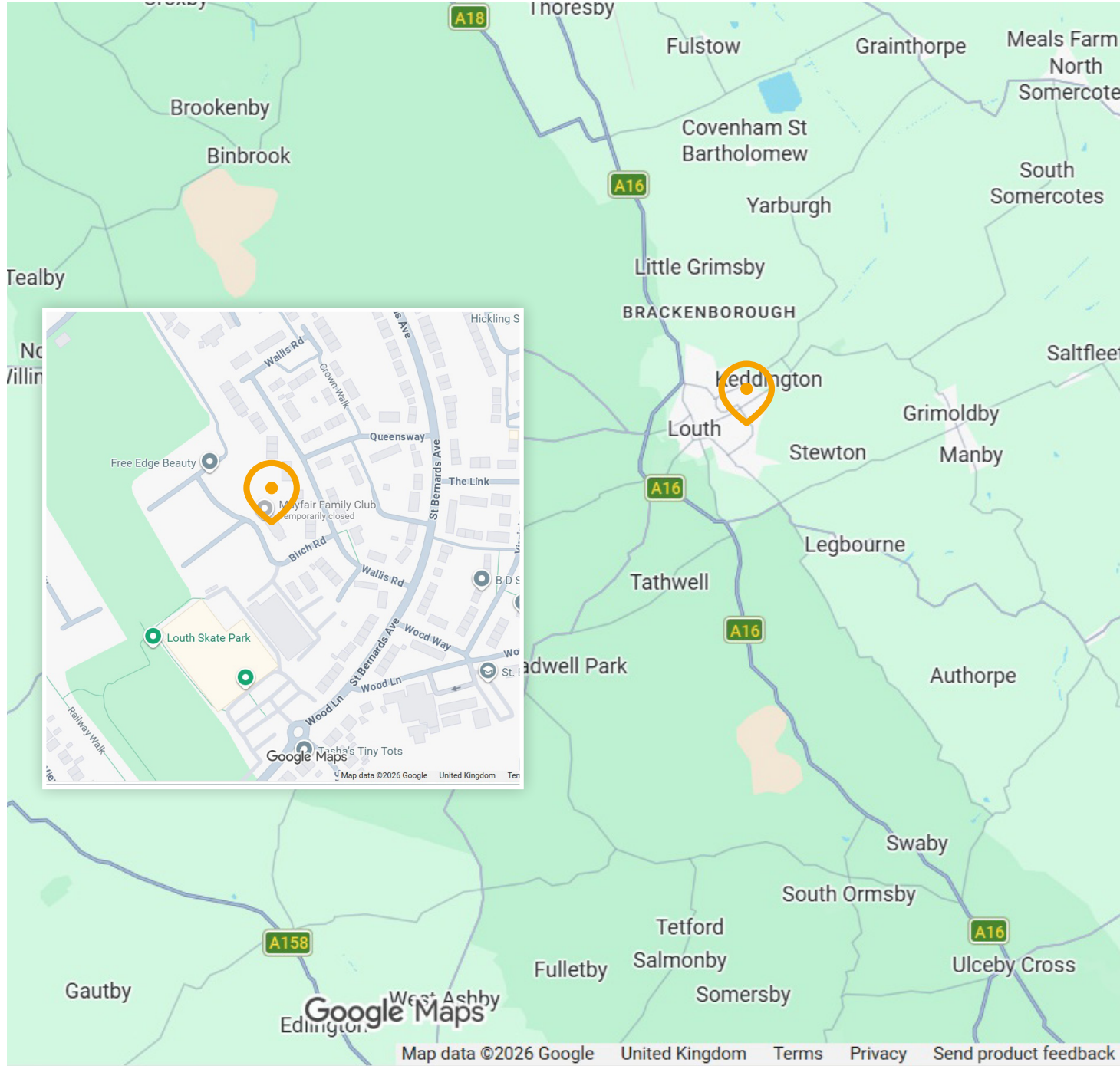
Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is situated on Birch Road, within an established mixed-use area of Louth, a short distance from the town centre and its associated retail and leisure amenities. The surrounding area includes a mix of residential, commercial and community uses, making the location suitable for a range of potential future uses, subject to the necessary consents.

Louth is an attractive market town in the East Lindsey district of Lincolnshire, serving as a local centre for the surrounding rural villages. The town benefits from good road connections via the A16, providing access north towards Grimsby and south towards Boston, with onward connections to the wider regional road network. Skegness is accessible to the south east via the A16/A158 corridor, while Lincoln can be reached to the south west via the A157 and A158, providing connections onwards to the A46, and A1.





Google Maps

