



Willsons  
SINCE 1842

The Sessions House, Park Lane, Alford

Guide Price £120,000

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The Sessions House, Park Lane,  
Alford, Lincolnshire, LN13 9DN

## "AGENT'S COMMENTS"

*This impressive building was previously the long-term home of the former Alford & District Conservative Club. Currently with commercial usage, this historic building is now available to the market. Expanding to circa 1650 square feet and currently with one off-road parking bay, this property offers an abundance of potential for the next usage. A planning appraisal has not been sought on the property, therefore buyers should make their own enquiries however, the property offers a lot of possibility in its current guise or with variation subject to planning consent.*

## LOCATION

*Alford is a market town situated at the foot of the Lincolnshire Wolds, approximately 14 miles north-west of the seaside town of Skegness & 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops both independent & national. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs & societies for various ages.*



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### Front of Property

With dropped curb access onto an area of concrete off-road parking to the right of the property, further areas of gravel with dwarf stone wall to either side of the main door, external lighting, CCTV and further wide area of gravel to the left of the property with corresponding dwarf stone walling and bushes.

### Entrance Foyer

6'2" x 4'11" (1.9m x 1.5m)

Accessed via external security bar gates through to wide wooden external fire door into central hallway with carpeted flooring.

### Main Hall

39'0" x 26'2" (11.9m x 8m)

With five radiators, full span high level lantern window with two ceiling fans, wall lighting, partially vaulted ceilings, carpeted flooring with central dance floor.

### Dining Room

13'9" x 17'0" (4.2m x 5.2m)

With radiator, high level window, wall lighting, bi-fold doors and access to the bar area, high level fuse box, loft access and carpeted flooring.

### Kitchen

10'5" x 10'2" (3.2m x 3.1m)

With a range of wall and base units, sink with mixer tap and draining board, tiled splashbacks, space for several under counter appliances, wall mounted heater, serving hatch to the bar, high level window with obscure glazing, fire escape door to the rear access (fire escape purposes only) and industrial flooring.

### Bar Area

15'5" x 6'10" (4.7m x 2.1m)

With traditional brick-built bar with fitted storage, bar pumps, stainless sink with individual taps, draining board and further separate circular stainless sink with mixer tap, down lighting and industrial flooring.

### Ground Level Cellar

17'8" x 6'6" max (5.4m x 2.0m max)

With industrial extractor fan by J&E Hall, sloped concrete floor with central drain, independent fuse box, wooden racking, part-range of traditional cellar equipment, room thermostat and uPVC external door with pedestrian right of access over the adjacent property to reach the parking bay to the front.

### Ladies Toilets

12'9" max x 4'11", (3.9m max x 1.5,)

With waiting vestibule, radiator, wall mirror, high level gas box and electrical shut off switch, wall mounted Vokera gas central heating boiler, loft access and vinyl floor through to toilet enclosure with WC, radiator, wall mounted corner hand basin with tiled splashback, high-level window and continuation of vinyl flooring.

### Gents Toilet

13'9" x 4'11", (4.2m x 1.5,)

With waiting vestibule with radiator and coat storage, industrial wet-room flooring, leading through to area with three urinals, two wall-hung hands basins, extractor fan through to WC cubicle with WC, radiator, window with obscure glazing.

### Planning Appraisal

A planning appraisal has not been sought on this property therefore buyers should make their own enquiries.

### Local Authority Usage & Rateable Value

The property was formerly operated as a Conservative Club with a licenced bar and function room. Current rateable value (1 April 2026 to present)

£5,800. In it's current guise, this property attracts 100% Small Business Rate Relief - <https://www.tax.service.gov.uk/business-rates-find/valuations/start/235181253>

### Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 3449-1671-4647-7197-1679

### Services

We understand that mains gas, electricity, water and drainage are connected to the property.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Directions

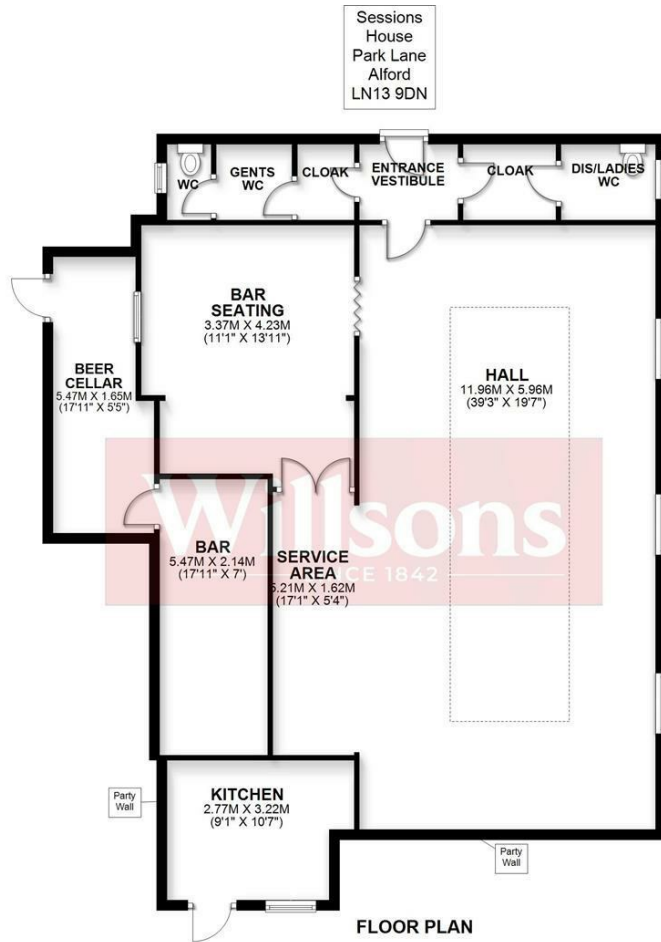
From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. Follow the main high street through Alford, passing Alford Manor House and turning left into Park Lane. The property can be found on the right after 50m.

What3words///beanbag.magically.billiard

### Viewing - Alford

Viewing is strictly by appointment with the Alford office at the address shown below.





TOTAL AREA: APPROX. 150.2 SQ. METRES (1617.3 SQ. FEET)

## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

