

CHAPEL FOR SALE WITH PLANNING PERMISSION FOR RESIDENTIAL 0.021 ha (0.05 acres)



OULTON METHODIST CHAPEL
63 ABERFORD ROAD
OULTON
LEEDS
LS26 8HS

- PLANNING PERMISSION FOR 2 FLATS
- EXCELLENT INVESTMENT POTENTIAL
- PROMINENT POSITION
- CLOSE TO AMENITIES



LOCATION

The site is positioned prominently fronting Aberford Road (A642) opposite a Lidl supermarket. This position is approximately 2 miles from J30 of the M62 and 2 miles from J44 of the M1 providing easy access to both the suburbs of Leeds and Bradford and the motorway network beyond. Woodlesford Train Station is 0.5 miles away with regular direct trains into Leeds City Centre.

DESCRIPTION

The site is currently occupied by a vacant Chapel building constructed in stone under a slated pitched roof. The property comprises a main chapel hall, rear function room, office, kitchen and WC's. The approximate site area is 0.05 Acres. As can be seen from the edged red site plan attached, the site ownership runs along the side and rear external wall. A right of way exists over the adjacent land for access to the Chapel.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor	147	1,582

SERVICES

We understand mains water, drainage and electric are connected. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

RATING

The property is not listed for rates.

PLANNING

There is full planning permission granted for change of use of the Chapel to 2 flats. One 1 bed and one 2 bed flats. Application plans and information can be seen by visiting the Leeds City Council Public Access website with the planning application reference number 17/07743/FU.

TERMS

The site is offered for sale on a freehold basis with full vacant possession at offers in excess of £150,000.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC



Energy Performance Certificate
Non-Domestic Building

Building: 23 Aberford Road, Oulton, Leeds, LS2 8BS

Rating: **A 25**

Score: 127

ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

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SUBJECT TO CONTRACT

March 2018



Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

