

**FORMER CHURCH WITH POTENTIAL
FOR VARIETY OF ALTERNATIVE USES**

4,046 SQ FT (375 SQM)



**ST. JOHN'S METHODIST CHURCH
SOUTH PARADE
OSSETT WF5 0EB**

- FORMER CHURCH
- IMMEDIATE LOCALITY RESIDENTIAL
- POTENTIAL FOR A VARIETY OF ALTERNATIVE USES



LOCATION

The property stands in a predominantly residential locality close to the junction of South Parade and Teall Street. Whilst the property is situated in a predominantly residential area there are schools nearby and there is also a Sainsbury's Local a short distance away. The property is readily accessible for Junction 40 of the M1 motorway and the centres of Ossett and Wakefield.

DESCRIPTION

The property comprises a disused Church being of traditional construction with walls built in stone under a clay tiled pitched roof. The gutters and fallpipes are in PVC. There is a small garden area around the perimeter but the area to be sold excludes the adjacent burial grounds. A right of way will remain for access to the burial grounds.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor	375	4,046

SERVICES

We understand the property benefits from mains services. No test of the services has been made.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

RATING

The property is not listed for Rates

PLANNING

The property will have historic use as a Church. Interested parties who wish to purchase the property for alternative use should make the appropriate enquiries of Wakefield District Council.

TERMS

The site is offered for sale on a freehold basis with vacant possession offers in the region of £250,000.

TENURE

The property is understood to be freehold.

VAT

Our client has advised us that VAT is not applicable on this transaction. Your legal adviser should verify accordingly.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

In view of the fact the property is a Church, it is exempt for needing an EPC.

ENQUIRIES

Nabarro McAllister
 Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF: SGN SUBJECT TO CONTRACT

March 2020

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.