

FOR SALE

Former Church

 Nabarro
McAllister

WOODLESFORD METHODIST
CHURCH STREET, WOODLESFORD, LEEDS, LS26 8RD



- Former Church
- Suitable for a variety of community uses
- Front onto street
- Small land area to rear

oieo £225,000.00

241 sq m² (2585 sq ft)

WOODLESFORD METHODIST CHURCH, CHURCH STREET, WOODLESFORD LS26 8RD



LOCATION

The property stands in the village of Woodlesford situated about 6 miles southeast of Leeds City Centre and close to the town of Rothwell. There is easy access to the motor way network. There is a railway station situated in the village. The immediate locality comprises residential property with public houses and retail shops within proximity.

DESCRIPTION

The property comprises a former Methodist church with a variety of ancillary space. The building is estimated to be about 200 years old. It is of traditional construction with walls built partly in brick and partly in stone under a blue-slatted pitched roof. There is no vehicular access into the site.

ACCOMMODATION

	m2	ft2
BASEMENT –		
BOILER HOUSE	11	115
GROUND FLOOR		
MAIN CHURCH HALL	88	943
SCHOOL ROOM	87	934
ANCILLARY SPACE COMPRISING:-		
OFFICES & KITCHENS	55	593
LADIES & GENTS WC/ DISABLE WC		
TOTAL	241	2585

SERVICES

The property benefits from all mains services and gas fired central heating is installed. Please note that neither service connection or any appliances have or will be tested prior to completion.

RATEABLE VALUE

The property is not listed for Rates.

PLANNING

The property has up until recently been used as a church. The purchaser should make their own enquiries or Leeds City Council planning department as to any proposed uses.

PRICE

£225,000.00

TENURE

We believe the property to be freehold.

LICENCE

A children's play group currently has a licence to occupy between the hours of 7:45am and 12:15pm Monday to Friday during normal school term time. The licence can be terminated on 4 weeks' notice. The play group make a payment of £10 per hour when the accommodation is being used

VAT

Our client advises that VAT is not chargeable on this transaction. Your legal advisors should verify.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

In view of the fact that the property is a church it is exempt from needing an EPC.

VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: OCT 2022

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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.

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