

FOR SALE

CHURCH PREMISES



CRIGGLESTONE METHODIST CHURCH, HIGH STREET, CRIGGLESTONE, WAKEFIELD, WF4 3EB



- Former church.
- Suitable for a variety of community uses.
- Small forecourt.
- On-street parking only

£175,000

205m²
(2,204ft²)

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LOCATION

The property stands on High Street in Crigglestone in a predominantly residential locality, although there is some industrial property close by. There is easy access to Junction 39 of the motorway network and the centre of Wakefield is about 2 miles away.

DESCRIPTION

The property comprises a Methodist Church which originally dates back to 1845, but the newer sections of the building were built in 1954. The property is of traditional construction with walls built in 9" solid brickwork with part stone facing under a part flat roof and part slated roof. The gutters and fall pipes are in PVC. There is only a small forecourt and there is no parking other than on the street.

ACCOMMODATION

	m2	ft2
GROUND FLOOR		
Church Hall	88	943
Disabled W.C		
Office	7	71
Kitchen	7	75
Band Room	8	90
Meeting Room	32	346
FIRST FLOOR		
Martial Arts Studio	63	679
TOTAL	205	2,204

SERVICES

The property benefits from mains water, drainage and electricity. No test of the services has been made.

RATEABLE VALUE

The property is not listed for rates.

PLANNING

The property has been used as a Church. The purchaser should make their own enquiries of Wakefield Council Planning Department as to any proposed uses.

PRICE

The purchase price is £175,000.

TENURE

We believe the property to be freehold.

VAT

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

EPC

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

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords' legal costs in connection with the preparation of the Lease. EPC

VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

August 2026

**Nabarro
McAllister**

Subject to Contract

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Nabarro McAllister & Co. Ltd, Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY

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