

---

# FOR SALE

---

- ✓ Former Otley Methodist Church
- ✓ 20,270 sq ft (1,883.11 sq m) of existing buildings
- ✓ Site area of 0.466 acres (0.189 hectare)
- ✓ Grade II Listed
- ✓ Town Centre opportunity



Otley Methodist Church, 61-63 Boroughgate & 13 Walkergate, Otley LS21 1AG

---

Expressions of Interest Invited

---

---

**20,270 Sq Ft**  
**(1,883 Sq M)**

---

# Otley Methodist Church, 61-63 Boroughgate & 13 Walkergate, Otley LS21 1AG

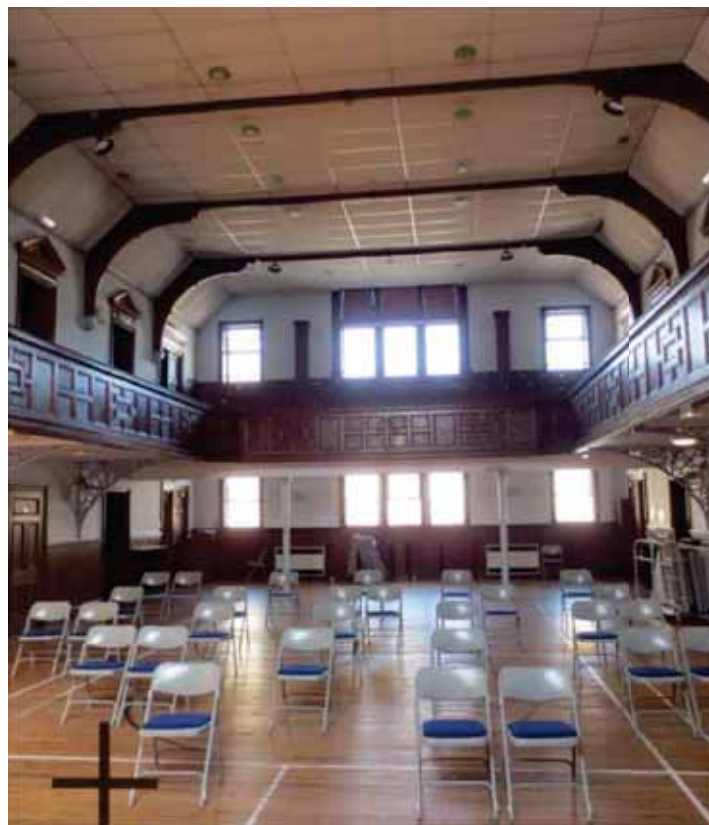
## DESCRIPTION

Otley Methodist Church is an imposing Grade II Listed town chapel, originally dating to the 1870's with later extensions, all of which are believed to date to pre-1900. It includes the large original church hall with ancillary rooms to the rear, together with the later Wesley Hall, which was added as a detached community/school hall but has since been attached via a series of smaller extensions fronting Walkergate. In addition there is a three-bedroomed caretaker's cottage (13 Walkergate).

## LOCATION

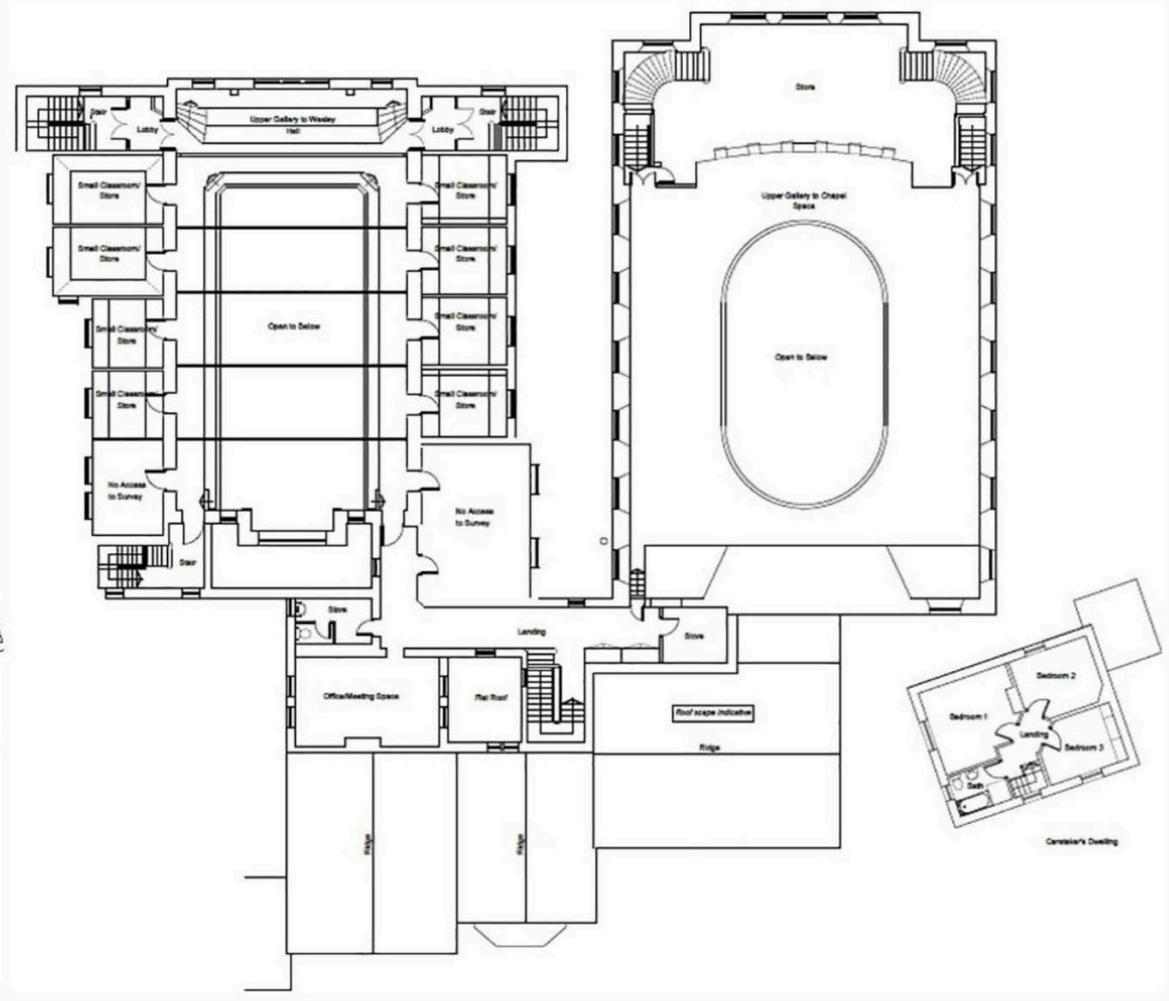
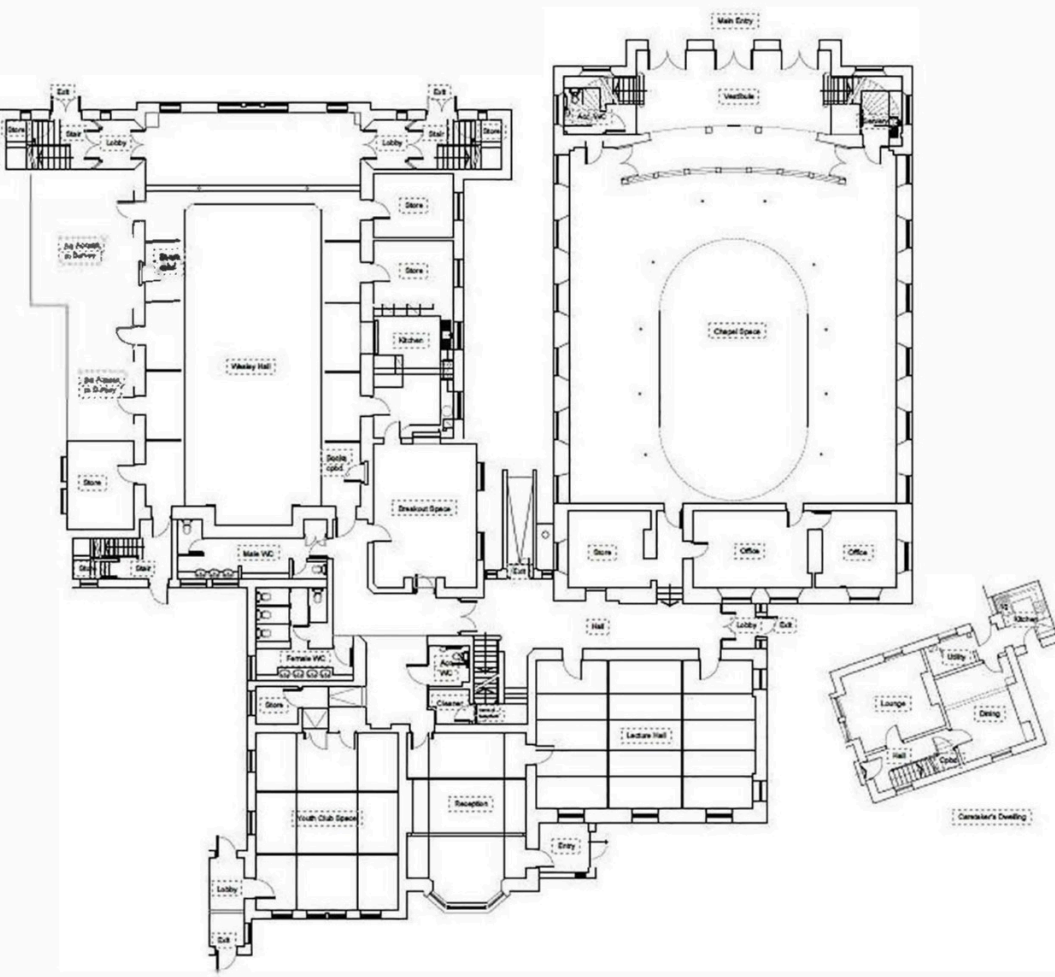
Otley is a market town in Lower Wharfedale, located 10 miles north west of Leeds and 14 miles south east of Skipton, via the A65. The town is also connected to Bradford, some 8 miles to the south, via the A6038, Leeds Bradford Airport is located less than 3 miles to the south east of the town.

The property is located in the historic town centre, fronting the A659 (Boroughgate), which forms the main thoroughfare through the town centre. The property occupies a position with frontage to the south side of Boroughgate (main frontage) and the north side of Walkergate (rear frontage). Around 150 metres to the west is the town's main bus station and beyond that lie the town's main shopping streets of New Market and Kirkgate.



## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground - Church Building	4,365	406
First - Church Gallery	3,253	302
Ground - Wesley Hall	4,690	436
First - Wesley Hall Upper Floor & Gallery	2,658	247
Ground - Rear Buildings & Link Block	3,318	308
First - Link Block Upper Floor	1,103	102
Basement - Plant & Workshop	881	82
<b>Total</b>	<b>20,270</b>	<b>1,883</b>





## TERMS

The property is held Freehold (title number YY159226) and will be sold with vacant possession. Consideration may be given to grant a lease of the whole property.

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## PLANNING

It is understood that the church buildings fall within Use Class F1 (Learning and Non-Residential Institutions) whilst the caretaker's cottage falls within Use Class C3.

The Proposals Map annexed to the Local Plan identifies the subject as lying within:

- **Conservation Area**
- **Other Urban Areas**
- **Main and Smaller Urban Areas**
- **Affordable Housing Market Zone 1**

We understand the property is Grade II Listed (List Entry Number 1250558; first Listed 30 April 1982).

## EXPRESSIONS OF INTEREST

Interested parties are invited to submit an Expression of Interest in the property, identifying their proposed use, the source of funding and any conditions that would be attached to their offer.

[lsh.co.uk](http://lsh.co.uk)

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 03-Aug-2022

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



**Richard Corby**  
0113 887 6760  
[rcorby@lsh.co.uk](mailto:rcorby@lsh.co.uk)