
FOR SALE

- ✓ Rare opportunity in popular village
- ✓ Over 3,300 sq ft (300 sq m) of floor space
- ✓ Would suit various uses
- ✓ Redevelopment potential, subject to the necessary consents



Addingham Methodist Church, School Lane, Ilkley LS29 0JF

EXPRESSIONS OF INTEREST

3,314 Sq Ft (GIA)
(308 Sq M)

DESCRIPTION

A single storey village church dating originally to the late 1800's, laid out as a small worship hall to the north side, a large central hall that is used for a variety of community uses, and ancillary kitchen, meeting room/lounge, WCs, vestry area and porches. We understand the building also has a small cellar area.

The building is of solid stone construction under multi-pitched slate covered roofs, with two rear offshoots, one of which being a more modern extension that has a lean-to felt roof. There are four main entrances, with porched entrances to the front raised up several steps, one to the worship room and one to the hall, and two entrances to the rear, one to the vestry and one to the WC area off the hall.

LOCATION

The property is located centrally within the village of Addingham at the junction of Chapel Street and School Lane, less than 100 metres from the local high street. The village is located 6 miles south-east of Skipton, 2.5 miles west of Ilkley, 12 miles north-west of Bradford and around 17 miles north-west of Leeds.

Surrounding uses are predominantly residential, with a mixture of period terraced properties, other housing and more modern developments. There is a former chapel in close proximity to the subject that has been converted into residential apartments.

SITE AREA

The site extends to 0.249 acre (0.101 hectare) or thereabouts.

TERMS

The property is held Freehold and will be sold with vacant possession.

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.

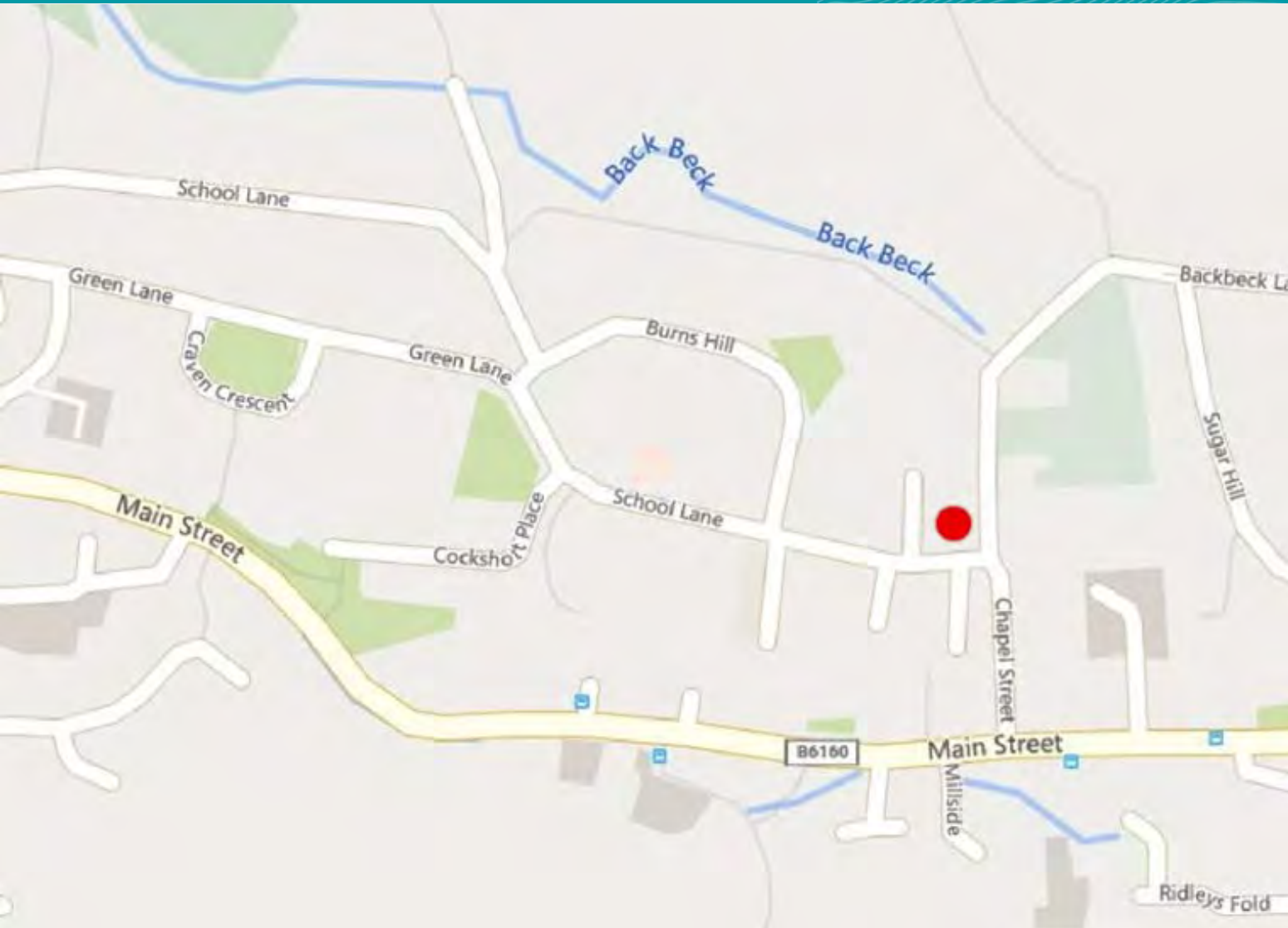
EPC

An EPC is not required for the current use.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Worship Hall	903	84
Vestry	219	20
Front Entrance Worship Hall	42	4
Main Hall and Storage Area	1,449	135
Front Entrance to Main Hall	27	3
Rear Entrance and WC Block	180	17
Kitchen and Lounge	494	46
Total	3,314	308





BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

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

PLANNING

The property lies within an area administered by Bradford Metropolitan District Council and Addingham Parish Council. The following documents provide the framework for guiding, controlling and facilitating development:

- **Core Strategy (adopted 2017);**
- **'Saved' policies of the Replacement Unitary Development Plan (adopted 2005); and**
- **Addingham Neighbourhood Plan (adopted 2020).**

The Policy Maps accompanying the above documents shows that the site falls within Addingham Conservation Area and that the property is a designated 'Community Facility'. This may prevent any redevelopment of the site.

The current use falls within planning Use Class F1 – Learning and non-residential institutions. Changes of use within Use Class F1 would be unlikely to require a change of use planning consent, although any external alterations would most likely require planning consent.

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website 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 24-Apr-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Richard Corby
0113 887 6760
rcorby@lsh.co.uk