

# FOR SALE

**GROVE UNITED REFORMED  
CHURCH  
OXFORD ROAD  
GOMERSAL  
BD19 4JS**

- SUBSTANTIAL DETACHED CHURCH BUILDING
- PROMINENT MAIN ROAD POSITION
- GIA OF 555 SQ M (5,974 SQ FT) EXCLUDING BALCONY LEVEL
- SITE AREA OF 0.315 HA (0.78 ACRE)
- POTENTIAL FOR ALTERNATIVE USE (STPP)



# FOR SALE

Grove United Reformed Church,  
Oxford Road, Gomersal BD19 4JS

- SUBSTANTIAL DETACHED CHURCH BUILDING
- PROMINENT MAIN ROAD POSITION
- GIA OF 555 SQ M (5,974 SQ FT) EXCLUDING BALCONY LEVEL
- SITE AREA OF 0.315 HA (0.78 ACRE)
- POTENTIAL FOR ALTERNATIVE USE (STPP)

## Location

The property is located in the town of Gomersal occupying a reasonably prominent position on Oxford Road (A651), a busy arterial route.

The surrounding area is reasonably well built up with properties generally comprising housing, although there are some commercial properties in the local vicinity to include Gomersal Public Hall and a number of retail units.

## Description

The property is Grade II Listed and comprises a traditional chapel building with balcony level, an adjoining two-storey Sunday School and a graveyard.

The accommodation briefly comprises an entrance vestibule, hall of worship, meeting room, vestry, church hall, kitchen and several toilets at ground floor, with a balcony level (over the hall of worship), four school rooms/offices and further toilets at first floor.

Externally, there is a lawned garden to the front of the buildings with tarmac pathways along with a small former toilet block, whilst to the immediate rear is a narrow grassed yard area. Beyond is a large graveyard which is understood to be closed in terms of ongoing burials.

## Accommodation

The approximate gross internal floor area of the property is:		
	Sq M	Sq Ft
Ground Floor	420	4,521
First Floor	135	1,453
<b>Total approximate GIA</b>	<b>555</b>	<b>5,974</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## EPC

The property is exempt from the requirements for an EPC as a result of its ecclesiastical use.

## Tenure/Tenancies

The property is held freehold and available with vacant possession.



## Fixtures & Fittings

All loose and removable items are excluded from the sale unless agreed otherwise and the vendor reserves the right to remove any dedications or plaques located at the property.

## Special Note

The sale will be in compliance with The Charities Act 2011.

## Price

**Offers are invited in the region of  
£250,000.**

## Viewing

For further information and viewing arrangements, please contact:

### Paul Diakiw

0113 848 0000

Email: paul.diakiw@walkersingleton.co.uk

Ref: 43322

Jun-22



No.1 Aire Street, Leeds LS1 4PR

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.