

**LOWER WORTLEY METHODIST CHURCH
6 BRANCH ROAD
LOWER WORTLEY
LEEDS
LS12 4RN**

FOR SALE

LARGE VACANT FREEHOLD CHURCH



**WITH DEVELOPMENT POTENTIAL
SUBJECT TO PLANNING**

- TWO STOREY STONE BUILDING DATING FROM 1884
- JUST OFF A6110 OUTER LEEDS RING ROAD
- BENEFITS FROM OWN PARKING
- SUITABLE FOR BUSINESS, EDUCATIONAL OR RELIGIOUS REUSE
- DEVELOPMENT POTENTIAL SUBJECT TO PLANNING

4 Park Place Leeds LS1 2RU
0113 243 0920
www.tappcs.co.uk



INTRODUCTION

We are pleased to offer for sale Lower Wortley Methodist Church, dating from 1884 and which benefits from its own parking. It is offered for sale with Vacant Possession.

LOCATION

The church is located approximately two miles south west of Leeds city centre in the suburb of Wortley, just on the eastern inner side of the A6110 outer Leeds Ring Road.

It is situated towards the southern extent of Branch Road and close to where it intersects with the A6110. It can be identified by our For Sale sign.

DESCRIPTION

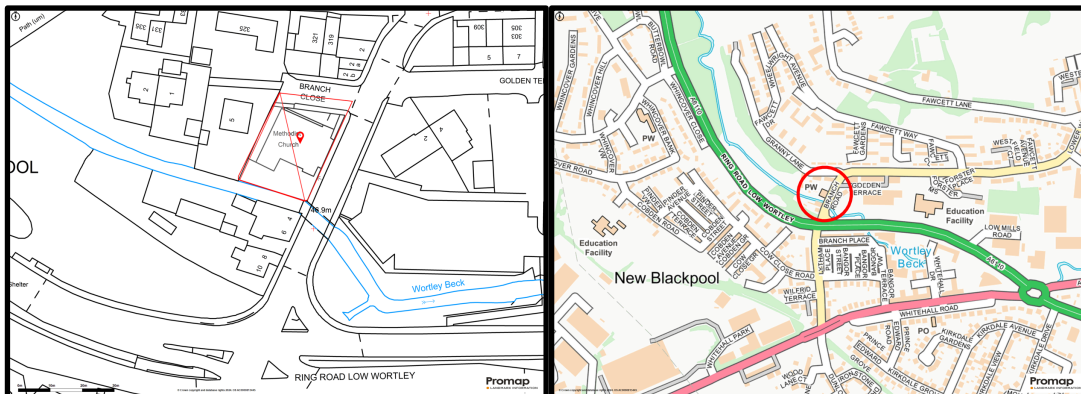
Lower Wortley Methodist Church is of a classic late nineteenth century Methodist chapel design. It is a rectangular building of solid stone construction. The church fronts Branch Road and there is a small single storey stone extension, dating from the late twentieth century, to its southern side.

The church sits primarily under a twin pitched roof covered with slates. The external doors are of timber and windows are single glazed in white painted timber frames. There is a large clock face set into a front facing gable end at high level.

It is set on a slope with first floor access from its northern side and ground floor access from the south, where there is a tarmac surfaced car park. To the north, the freehold extends over Branch Close.

The ground floor offers a large central hall with offices off and WCs in the extension.

The first floor has been divided to offer the main Sanctuary with an entrance hallway to one side and with an ancillary area to the other offering further WCs, a kitchen and small office. Stairs from the entrance hallway lead to a small second floor storage area. There is also an attic accessed from the first floor.





PLANNING

The property is a church although is no longer used for worship.

We have not made any specific enquiries of the Local Authority in relation to proposed alternative uses. Interested parties should make their own enquiries directly to Leeds City Council.

ACCOMMODATION

The property comprises the following approximate areas: -

DESCRIPTION	GROSS INTERNAL AREA (SQ M)	GROSS INTERNAL AREA (SQ FT)	NET INTERNAL AREA (SQ M)	NET INTERNAL AREA (SQ FT)
Ground Floor	260.04	2,799	132.28	1,423
First Floor	237.13	2,553	148.85	1,602
Second Floor	45.59	491	38.18	411
TOTAL	542.83	5,843	319.22	3,436

The property stands on a site of approximately 715 sq m (0.18 acres).

RATING, EPC & SERVICES

As a place of worship, the property is exempt from rates and EPC requirements. We understand the property is connected to mains electricity, gas, water and drainage.

TENURE AND TERMS

The freehold interest in the property is offered for sale with Vacant Possession.

Offers are invited in the region of £275,000, subject to contract.

VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact **Tapp Chartered Surveyors** on **0113 243 0920**.

SUBJECT TO CONTRACT

Details created February 2024





IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling or letting agents of the property for themselves, the vendors or the landlords of the property described herein, give notice that:-

1. Prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order. Also prospective purchasers or tenants should make all necessary enquiries with Tapp Chartered Surveyors or other agents of the vendor or landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies.
2. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
3. In making an offer, prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.
4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to identify the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the exact interest to be disposed of.
5. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.
6. Any photograph or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and neighbouring area.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor or landlord are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor or the landlord and a purchaser or tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.