



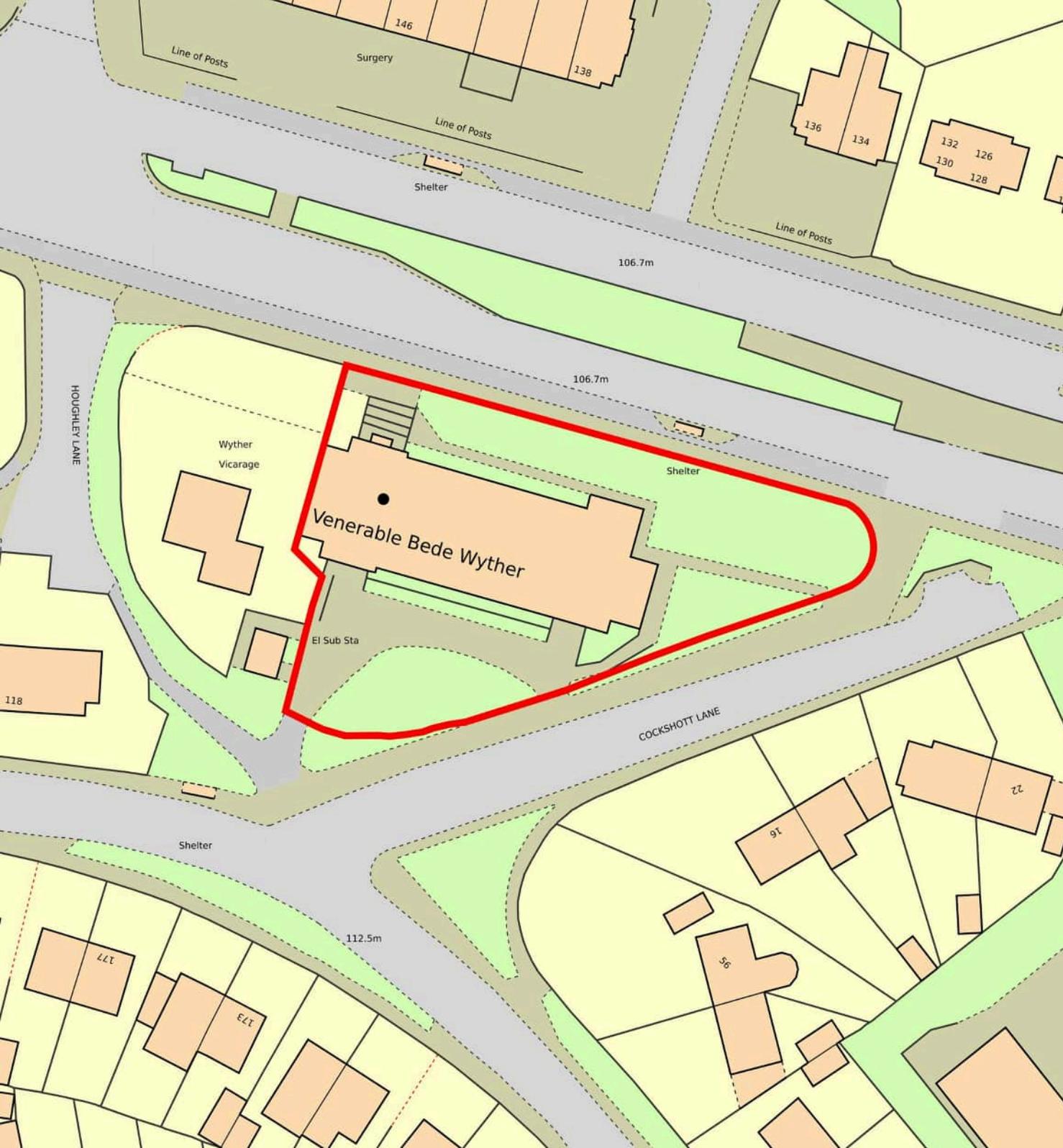
FOR SALE

FORMER CHURCH PREMISES SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)

The Venerable Bede Wyther, Houghley Lane, Leeds, LS13 4AU



Sanderson
Weatherall



Summary

- Suitable for a variety of uses (STP)
- Excellent location
- Gross Internal Area: 11,870 sq ft
- Site area: 0.55 acres (0.222 ha)
- Guide price: Offers in the region of £350,000

Location

The Venerable Bede Church is prominently located and fronts onto Stanningley Road (A647) which is one of the main arterial routes into Leeds & Bradford. The subject property is accessed via Cockshott Lane / Houghley Lane, just off Green Hill Road in Leeds' Wyther District.

The property is approx. 3.2 miles west of Leeds City Centre and 6.6 miles east of Bradford. The Venerable Bede Church benefits from excellent transport links being 1.3 miles east of Bramley Train Station and within walking distance of many major bus routes.



First Floor

Description

The property comprises a detached two storey building, which was purpose built as a Church in 1937-1938. Externally, the building is of brick construction with the front elevation being surmounted by a pitched roof with clay tiles. The northern and western elevations are surmounted by a flat roof with an asphalt finish. The windows are reinforced concrete and single glazed.

Internally, the ground floor comprises a hall / event space, kitchen, WC's, cellular office & storage rooms. The first floor is predominantly open plan and was most recently used as a place of worship. The property benefits from lift access. The walls are plastered and painted throughout, and the floors are of reinforced concrete with a variety of coverings.



Typical cellular office

Accommodation

Description	Approx. Gross Internal Floor Area	
	Sq M	Sq Ft
Ground Floor	548.44	5,903
First Floor	554.32	5,967
Total	1,102.76	11,870

Site Area: 0.55 acres (0.222 hectares)

Asking Price

We are seeking offers in the region of £350,000 for the freehold interest, subject to contract & exclusive of VAT.

Please note that our client reserves the right not to accept the highest or any offer received. Our client is not bound by the best value restrictions set out within the Charities Act and will be looking to dispose of the property for the best and most suitable use for the asset. All interested parties must be able to present a clear business plan for the proposed use of the property, as well as proof of funding to deliver such a use.

Rights of Way, Wayleaves & Easements

The property will be sold subject to and with the benefit of those Rights of Way, Wayleaves and Easements that may exist within the site.

Vendor

The marketing for this property has been undertaken by Sanderson Weatherall on behalf of the Church Commissioners for England and Leeds Diocesan Board of Finance. Once a formal offer has been received, the Diocese will make a proposal to the Church Commissioners to determine the most appropriate use. This procedure is governed by the Mission and Pastoral Measure 2011.



Ground Floor - Hall

Sale Process

The vendor will determine, which if any offers are taken further. The vendor will require any successful offeror to provide evidence of financial positions for both the purchase and restoration/conversion of the building along with likely acceptability of the proposal by the planning authority. The vendor may also seek assurance through a business plan or other information as to the initial long term viability of these proposals. The Church Commissioners will sanction the disposal and in doing so must undertake certain legal processes under the provisions of the Mission and Pastoral Measure 2011, including a statutory period of public consultation, before completing the sale of the property. Purchasers should be aware that those procedures will not commence until evidence has been supplied indicating favourable response from the planning authority. It is usual for any necessary planning permission to be in place before completing the sale.

Fixtures & Fittings

A schedule of fixtures and fittings would be agreed within the sale of the property, upon acceptance of any offer.

Please note that our client reserves the right to remove any fixtures and/or fittings that are not included within the schedule in advance of the sale.

Future Uses

The property is for sale without a designated use. Any changes of use to the site to be discussed with the local authority (Leeds City Council) before a formal offer is put forward. The Church Commissioners approval will also be required for any proposed use.

Restrictive Covenants

The property is to be sold subject to the Church Commissioners covenants which will be discussed with the purchaser but will include control over future use and alterations. Copy of the standard covenants can be obtained from the selling agent.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Services

The property benefits from mains services of electricity, water and gas and existing WC served by mains drainage.

Interested parties are advised to carry out their own investigations with regard to this matter.

VAT & Legal Costs

The property will be exempt from VAT where applicable.

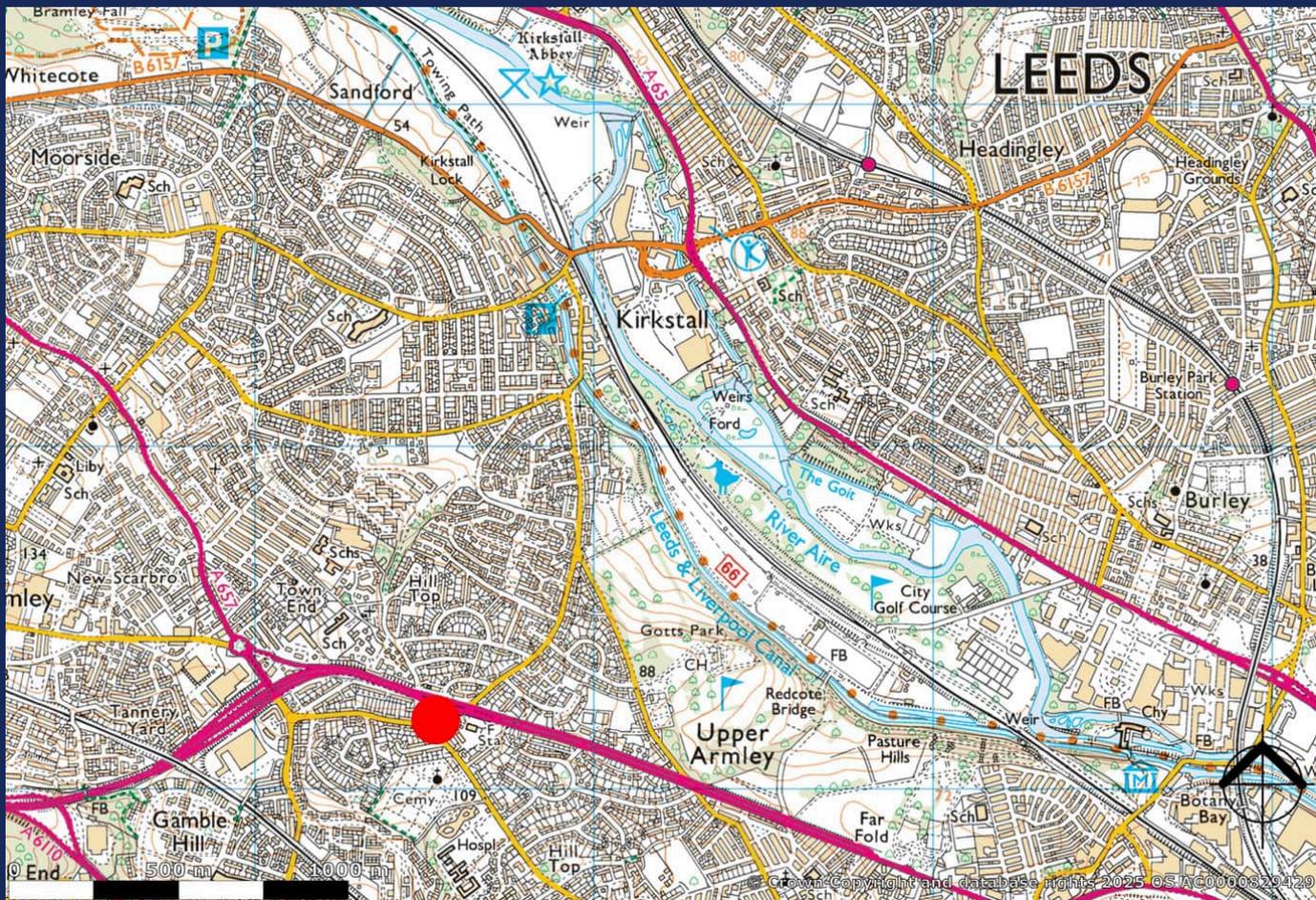
Each party is responsible for their own legal costs incurred throughout any transaction in connection with this property.



Staircase



Ground floor - Kitchen



Viewings



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