

CALL FOR BEST & FINAL OFFERS

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

OFFERS ARE INVITED BY WEDNESDAY 18TH MARCH AT 12NOON



Sanderson
Weatherall

The Venerable Bede Wyther
Houghley Lane
Leeds
LS13 4AU

Subject to Contract

After receiving considerable interest in the subject property, we are now in receipt of further instructions from our client to bring the marketing to a close by inviting all interested parties to submit their best and final offers by way of informal tender.

Offers are to be received by no later than **12 noon** on **Wednesday 18th March 2026** via email, for the attention of Jay Dhesi / Richard Dunn (jay.dhesi@sw.co.uk / richard.dunn@sw.co.uk).

Interested parties are advised to ensure that any offers specifically confirm and include the following information:

- 1. Purchaser:** Identity of the purchaser, confirmation of the buying entity & track record with purchasing and developing similar property assets.
- 2. Purchase price:** Price offered in both written and numerical form. For the avoidance of doubt any offer received by Sanderson Weatherall will be deemed to be exclusive of VAT. The property is exempt of VAT where applicable.
- 3. Funding:** Proof of funding, including details of any third party debt financing. We encourage interested parties to ensure that funding is in place at the time of submitting an offer.
- 4. Timetable for Exchange & Completion:** Proposed timetable to exchange and complete contracts.
- 5. Deposit payment:** Confirmation of the proposed deposit to be paid on exchange of contracts. As a minimum, this will be 10% of the purchase price.
- 6. Conditions:** We would prefer unconditional offers but will also consider conditional offers. Please confirm clearly any conditions that are attached to your offer.
- 7. Proposed Use/Scheme:** Please include full details of your proposed use and scheme for the building.
- 8. Due diligence:** Please state clearly the due diligence undertaken in the preparation and support of your offer to include for example advice on title, refurbishment/redevelopment costs, surveys, business plans for the property etc.
- 9. Approvals:** Please provide details of all internal and/or third party approvals (if any) that will be required prior to purchase and the anticipated timescales to achieve approval.
- 10. Purchasers Solicitors details:** Please confirm contact information. For the avoidance of doubt each party will pay their own legal costs.

Proposal

We are instructed to seek offers in the region of £350,000 exclusive.

Please be advised that our client is not obliged to accept the highest, or indeed any of the offers received.

Offers

If you have any queries or would like to undertake further inspections prior to bidding please do not hesitate to contact Jay Dhesi or Richard Dunn.

We look forward to receiving your offer by no later than **12 noon** on **Wednesday 18th March 2026** via email, for the attention of Jay Dhesi / Richard Dunn (jay.dhesi@sw.co.uk / richard.dunn@sw.co.uk).

Contact Us



Jay Dhesi

0113 221 6094

jay.dhesi@sw.co.uk



Richard Dunn

0113 221 6137

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Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. February 2026.