



Cookridge Methodist Church

Otley Old Road, Leeds, LS16 7DF

Substantial church complex on a large site

6,865 sq ft (637.78 sq m)

- Redevelopment opportunity STP
- Large regular shaped site
- Approx. 1 acre plot
- Vacant possession can be provided
- Prominent location

Summary

Available Size	6,865 sq ft
Price	Offers in the region of £900,000
Business Rates	Upon Enquiry
Car Parking	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Place of worship

Description

The property is a complex made up of a Sanctuary, Church Hall and various rooms. Separately is a detached scout hut.

To the east of the site is the Church building and extending then to the west is the Church Hall and ancillary rooms. There is a lobby off the car park and a further two story section of more rooms. Within the complex are WC's and a kitchen.

The wider site is accessed from a driveway from Tinshill Road and leading into a large tarmacadamed car park. Around the east of the site, however, is a grassed wooded area against the boundary to Cookridge Lane.

Scout Hut: Set to the rear of the Church is a large garage type building of brick construction under a pitched, tiled roof occupied by the Scout group.

Location

The church is situated in Cookridge in north west Leeds and about six miles from the city centre. Predominantly residential Cookridge is served by several parades of shops. Beyond it to the north is the greenbelt.

Specifically, the property is situated at the northern extent of Tinshill Road and at its junction with Cookridge Lane.

Accommodation

The building comprises the following areas:

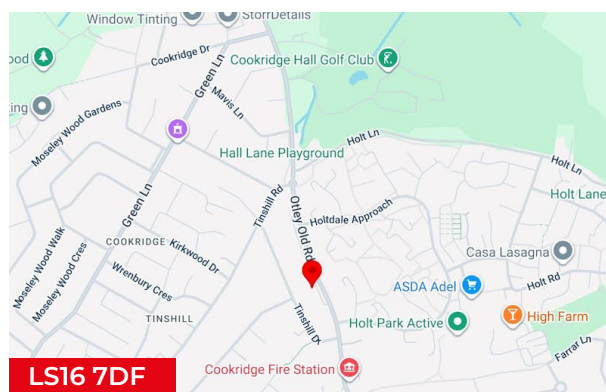
Name	sq ft	sq m	Availability
Ground - Sanctuary & Lobby	1,519	141.12	Available
Ground - Hall & Ancillary Rooms	3,425	318.19	Available
Lower Ground - Various Rooms	982	91.23	Available
Ground - Scout Hut	939	87.24	Available
Total	6,865	637.78	

Viewings

Please contact Lesley Clark to arrange a viewing on 07708900779.

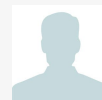
Terms

The freehold property is offered for sale (title No WYK925865) with Vacant Possession or with various existing licenced users in place. Further details on request.



Viewing & Further Information

Lesley Clark



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