

Bradford Office

2 Festival Square
Little Germany
Bradford
BD1 5BD
01274 398729

Ilkley Office

The Estate Office
10 Castle Yard
Ilkley
LS29 9DT
01943 968522

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Detached Church Building Extending to approximately 5,000 sqft
(464 sqm) on a Site Extending to around
0.55 acres (0.22 hectares)
Suitable for Occupation or Redevelopment



**BEST & FINAL OFFERS
IN BY 5PM ON FRIDAY THE
22ND JULY 2022**



OFFERS INVITED - GUIDE PRICE - £375,000

- **Adjacent to Haworth Road**
- **Mature residential setting**
- **Church Building circa 5,000 sqft (464 sqm)**
- **Site extending to 0.55 acres**
- **Development potential - subject to planning**

**HAWORTH ROAD METHODIST CHURCH, HAWORTH ROAD,
BRADFORD, WEST YORKSHIRE BD9 6HN**

HAWORTH ROAD METHODIST CHURCH, HAWORTH ROAD, BRADFORD, WEST YORKSHIRE BD9 6HN

Location

The property is situated adjacent to Haworth Road lying a little over 3 miles to the north west of Bradford City Centre. The property affords a prominent position adjacent to the main road which is a principal route connecting Bradford 9 to the city centre's north western suburbs including Wilsden and Cullingworth.

Bradford 9 is essentially residential in nature comprising both older generation and more recent housing. There are local schools and amenities and Bradford 9 is within easy reach of the city centre along with the nearby Towns of Shipley and Bingley.

Description

Haworth Road Methodist Church comprises buildings of older generation style and nature standing within a sizeable site incorporating extensive car parking. The buildings are understood to date from 1932.

The buildings are single storey in nature and assumed traditionally built. They incorporate in the main stone elevations under pitched roof structures with natural slate coverings. Accommodation comprises a principal entrance and reception which gives way to the main Church with stage. There is an additional and sizeable Hall plus vestry and office accommodation. There are male and female wc facilities plus a disabled wc. Additionally there are ancillary facilities including a well equipped kitchen and store cellars.

Accommodation

Internal

Principal entrance and reception

Main Church with stage

Church Hall plus vestry and office

Male, female and disabled wc facilities

Kitchen

Store cellars

External

Lawned/landscaped areas plus surfaced car parking for 35 cars. In all 0.55 acres (0.22 hectares)

Rateable Value

The property and site comprises a Place of Worship. It is not currently assessed for Business Rates.

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

The property comprises a Church Building and has been used for Church purposes. A number of other uses are permissible within this use class. Other alternative uses will however require the grant of planning permission for change of use. Redevelopment of the site will require planning permission. We do recommend interested parties make their own enquires with regards their specific use to the local planning office. Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Price

Offers invited – Guide £375,000

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Further Information

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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



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