

FOR SALE

Former Church

M Nabarro
McAllister

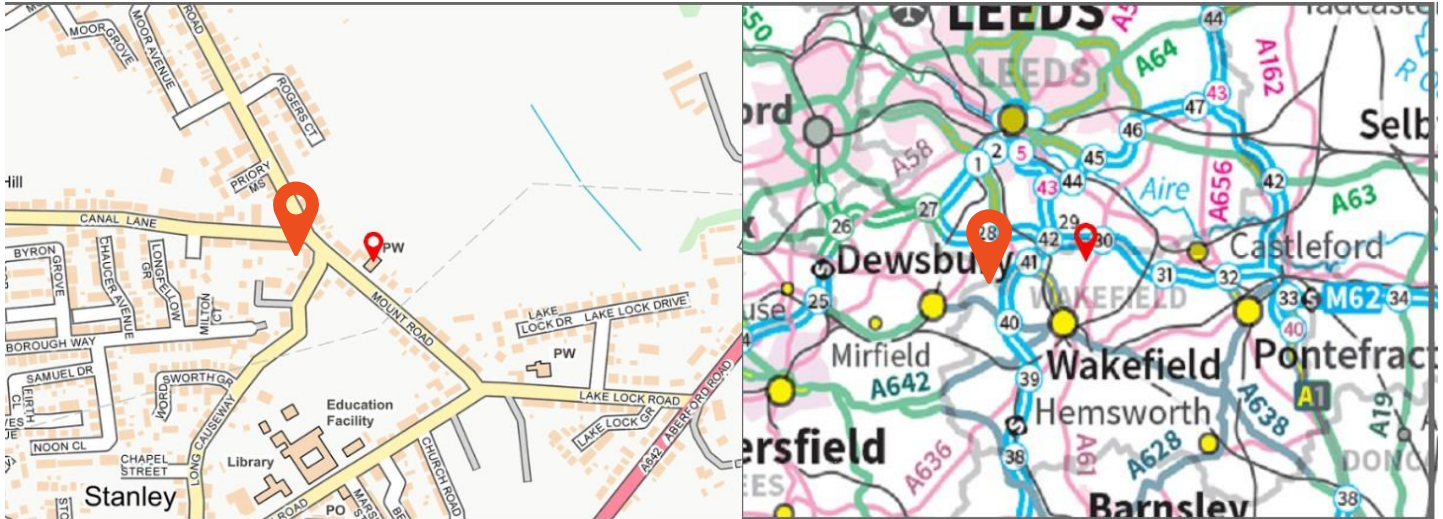
STANLEY METHODIST CHURCH
MOUNT ROAD, STANLEY, WAKEFIELD WF3 4JQ



- Former Church
- Suitable for a variety of uses
- Garden plot to front

£149,950.00
209 sq m² (2251 sq ft)

STANLEY METHODIST CHURCH, LEE MOUNT ROAD, STANLEY, WAKEFIELD WF3 4JQ



LOCATION

The property stands in a residential street amongst residential property in the area of Stanley being a suburb of Wakefield. The property is located about 2½ miles from the centre of Wakefield where there is relatively easy access to local shops, schools and other amenities and the motorway network.

DESCRIPTION

The property comprises a Methodist church estimated to be about 85 years old.

The property is of traditional construction with walls of 11 inches thickness faced externally in brick under a blue slated pitched roof. The gutters and fall pipes are in PVC. There is a driveway and garden and approx. 4 car parking spaces.

ACCOMMODATION

	m2	ft2
BASEMENT –		
Externally accessed store cellar	17	181
GROUND FLOOR		
ENTRANCE		
CHURCH HALL		
PLAY ACTIVITY AREA		
STORE, KITCHEN	192	2070
LADIES/GENTS WC		
TOTAL	209	2251

SERVICES

The property benefits from all mains services. Please note that neither service connection or any appliances have or will be tested prior to completion.

RATEABLE VALUE

The property is not listed for Rates.

PLANNING

The property has been used as a church with ancillary community use. The purchaser should make their own enquiries of Wakefield City Council planning department as to any proposed uses.

PRICE

£149,950.00

TENURE

We believe the property to be freehold.

VAT

Our client advises that VAT is not chargeable on this transaction. Your legal advisors should verify.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

In view of the fact that the property is a church it is exempt from needing an EPC.

VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: AUG 2023

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Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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