



Outwood Lane, Horsforth, Leeds, LS18 4HP

Freehold Victorian Church, listed Church Hall and caretakers cottage with vacant possession for redevelopment or reuse.

6,979 sq ft (648.37 sq m)

- Predominantly open plan church
- Caretakers Cottage - two beds requires refurbishment
- Suitable for religious use, commercial reuse or refurbishment
- Church Hall includes large open areas, kitchen and WC's
- Forecourt, Car Park & Garden
- Residential development potential

Summary

Available Size	6,979 sq ft
Price	Offers in excess of £750,000
Business Rates	Upon Enquiry
Car Parking	The property has various open areas for parking including a yard between the buildings and a separate car park.
EPC Rating	Upon enquiry

Description

The site is made up of two buildings, to the east is the original church - now known as the Church Hall which is Grade II listed. Built of stone with pitched slated roofs, it has timber single glazed windows to the various elevations. Internally, it is modernised, offering a variety of sizes of rooms. The main church dates from 1895 and is also of stone under a twin pitched roof. Tied into the front north facing gable, is a stone spire. The church is in reasonable condition and has been modernised periodically. Internally, it offers a large open-plan area and with a small balcony area.

Attached to the south eastern corner of the church is a small caretaker's cottage. It is structurally sound but in poor internal accommodation. There is a small tarmac dammed forecourt for loading / parking. To the west of the church is a rectangular car park with independent access.

Location

The church and associated buildings are situated in Horsforth, approximately five miles north west of Leeds city centre. The easiest approach to the property is to travel south down Low Lane, from its intersection with the Ring Road at the Woodside Roundabout. Outwood Lane runs off to the west, a short distance to the south.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Church	2,948	273.88	Available
Building - Church Hall	3,334	309.74	Available
Building - Caretakers Cottage	697	64.75	Available
Total	6,979	648.37	

Terms

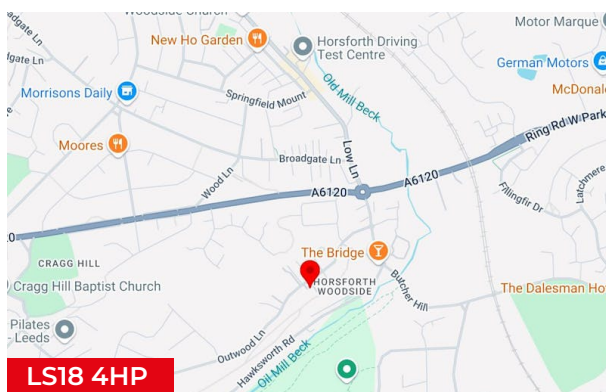
The freehold interest in the property is offered for sale with Vacant Possession. Offers are invited in the excess of £750,000, subject to contract.

Planning

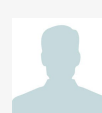
The property has historic and established use as a church although is no longer used for worship. Interested parties should make their own enquiries directly to Leeds City Council in relation to alternative uses.

AML

The prospective purchaser will need to satisfy the Anti Money Laundering policies of the agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



Lesley Clark

lesley.clark@dhpproperty.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. Generated on 23/05/2025



0113 245 0550
dhpproperty.co.uk

