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# FOR SALE / MAY LET

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- ✓ Former Otley Methodist Church
- ✓ 20,270 sq ft (1,883.11 sq m) of existing buildings
- ✓ Site area of 0.466 acres (0.189 hectare)
- ✓ Grade II Listed
- ✓ Town Centre opportunity



Otley Methodist Church, 61-63 Boroughgate & 13 Walkergate, Otley LS21 1AG

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Expressions of Interest Invited by 29 April  
2022

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**20,270 Sq Ft Plus Cottage  
(1,883 Sq M)**

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# Otley Methodist Church, 61-63 Boroughgate & 13 Walkergate, Otley LS21 1AG

## DESCRIPTION

Otley Methodist Church is an imposing Grade II Listed town chapel, originally dating to the 1870's with later extensions, all of which are believed to date to pre-1900. It includes the large original church hall with ancillary rooms to the rear, together with the later Wesley Hall, which was added as a detached community/school hall but has since been attached via a series of smaller extensions fronting Walkergate. In addition there is a three-bedroomed caretaker's cottage (13 Walkergate).

## LOCATION

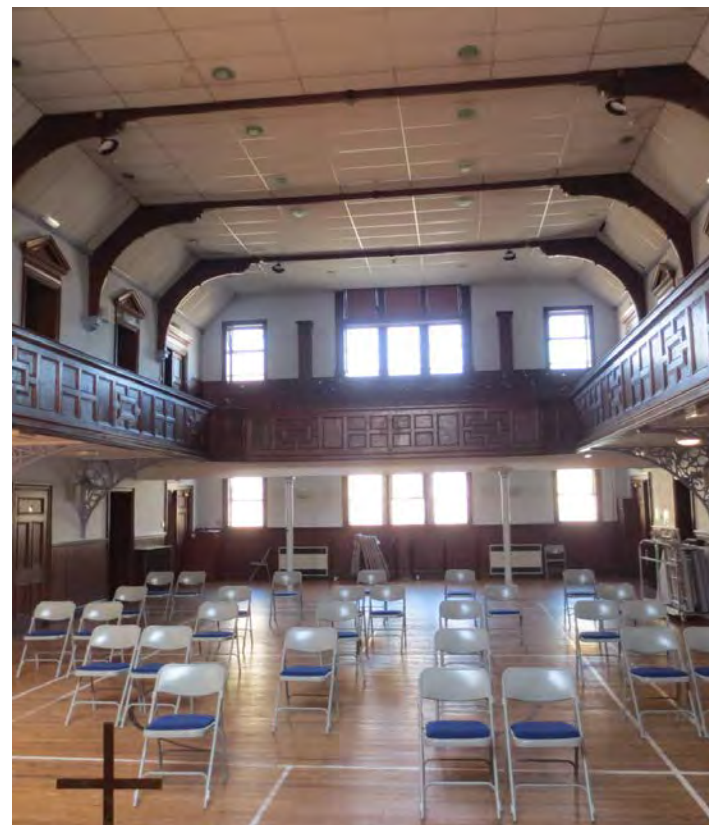
Otley is a market town in Lower Wharfedale, located 10 miles north west of Leeds and 14 miles south east of Skipton, via the A65. The town is also connected to Bradford, some 8 miles to the south, via the A6038, Leeds Bradford Airport is located less than 3 miles to the south east of the town.

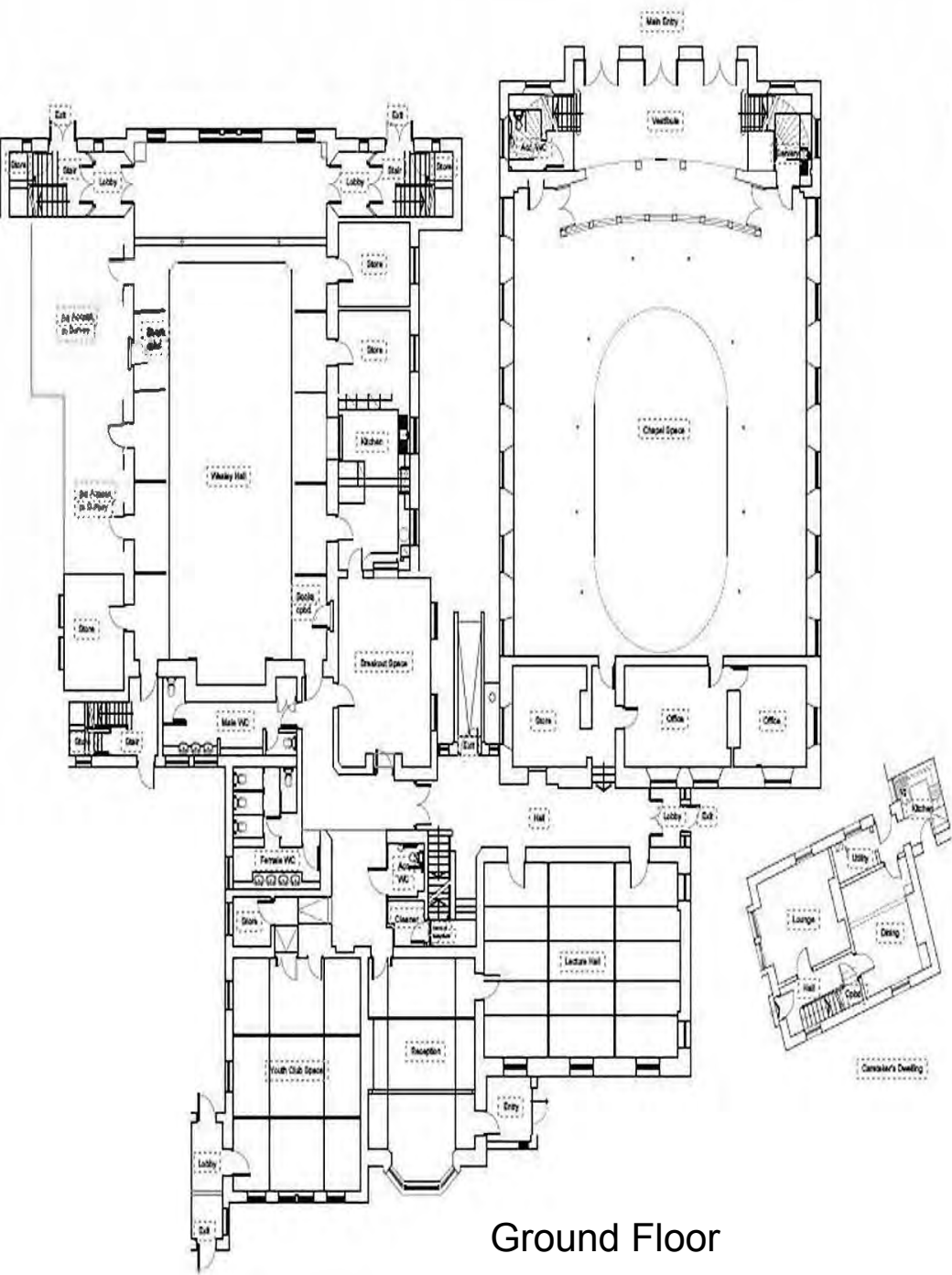
The property is located in the historic town centre, fronting the A659 (Boroughgate), which forms the main thoroughfare through the town centre. The property occupies a position with frontage to the south side of Boroughgate (main frontage) and the north side of Walkergate (rear frontage). Around 150 metres to the west is the town's main bus station and beyond that lie the town's main shopping streets of New Market and Kirkgate.



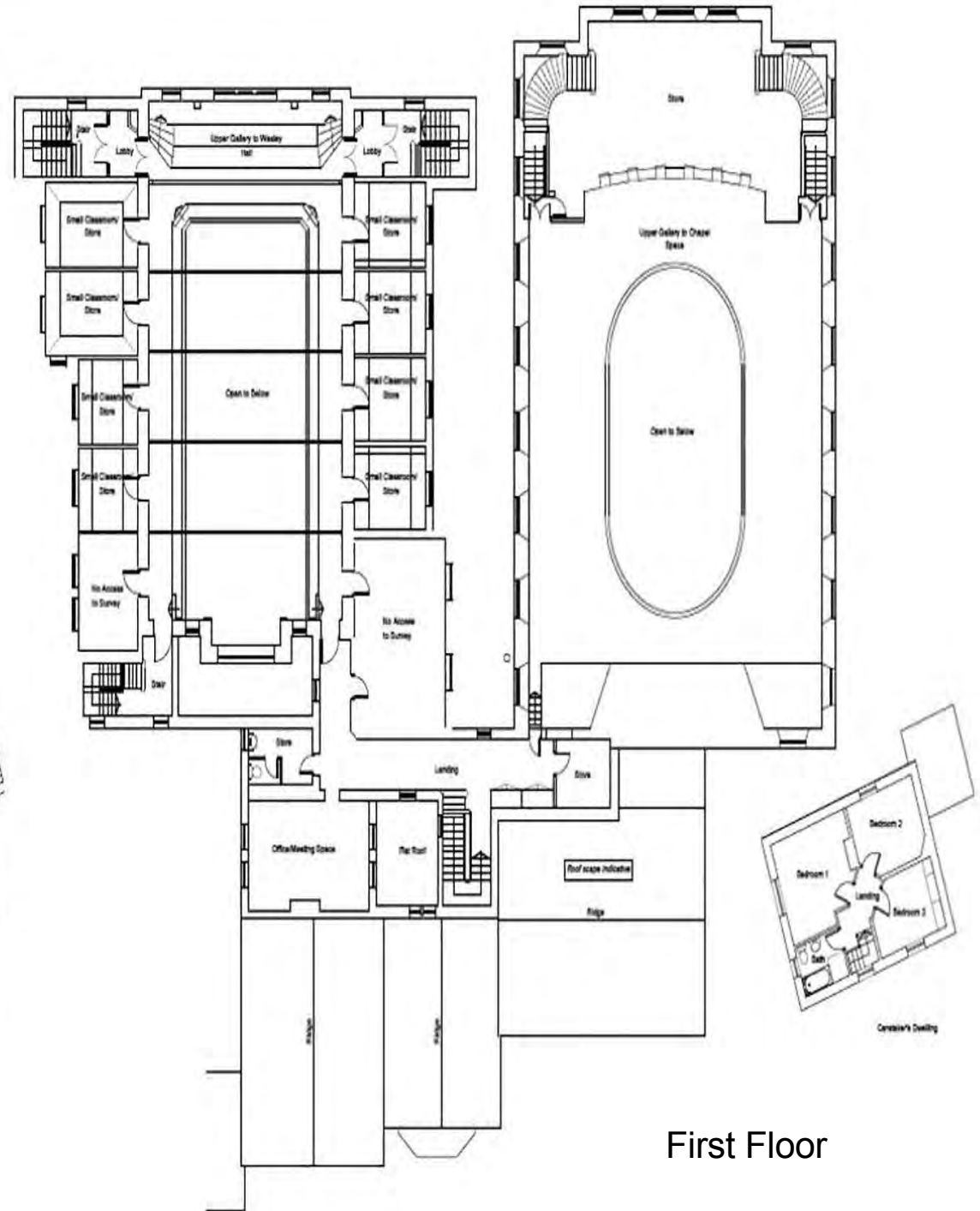
## ACCOMMODATION

| Net Internal Areas                        | sq ft         | sq m         |
|---|---------------|--------------|
| Church Building - Ground                  | 4,365         | 406          |
| Church Gallery - First                    | 3,253         | 302          |
| Ground - Wesley Hall                      | 4,690         | 436          |
| Wesley Hall Upper Floor & Gallery - First | 2,658         | 247          |
| Rear Buildings & Link Block - Ground      | 3,318         | 308          |
| Link Block Upper Floor - Ground           | 1,103         | 102          |
| Basement - Plant & Workshop               | 881           | 82           |
| <b>Total</b>                              | <b>20,270</b> | <b>1,883</b> |

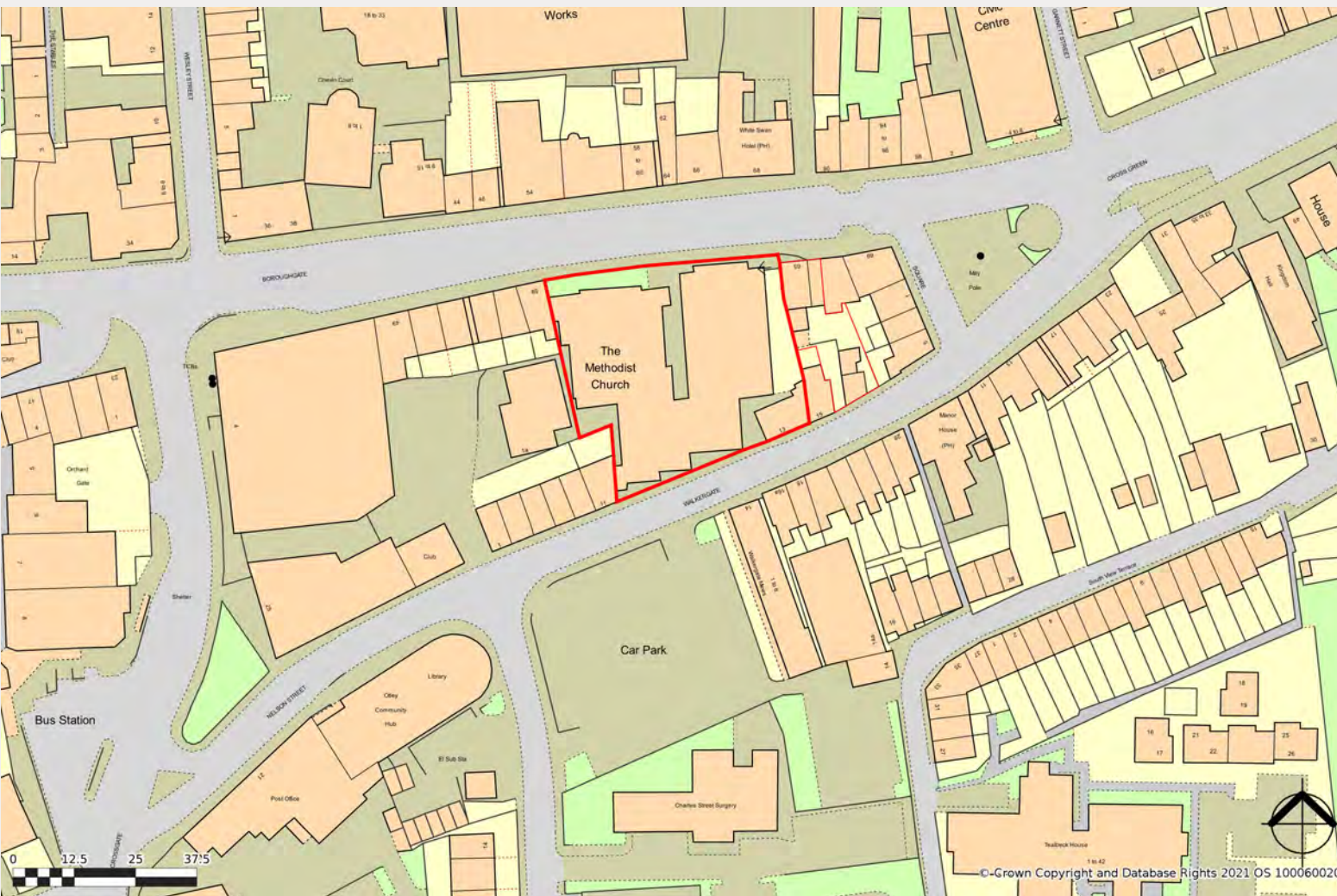




Ground Floor



First Floor



## TERMS

The property is held Freehold (title number YY159226) and will be sold with vacant possession. Consideration may be given to grant a lease of the whole property.

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## PLANNING

It is understood that the church buildings fall within Use Class F1 (Learning and Non-Residential Institutions) whilst the caretaker's cottage falls within Use Class C3.

The Proposals Map annexed to the Local Plan identifies the subject as lying within:

- Conservation Area
- Main and Smaller Urban Areas
- Affordable Housing Market Zone 1

We understand the property is Grade II Listed (List Entry Number 1250558; first Listed 30 April 1982).

## EXPRESSIONS OF INTEREST

Interested parties are invited to submit an Expression of Interest in the property **by 5pm on Friday 29 April 2022**, identifying their proposed use, the source of funding, an indicative offer figure and any conditions that would be attached to their offer.

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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