



**“THE SCHOOL ROOM”  
WESTOVER ROAD  
BRAMLEY  
LEEDS  
LS13 3PG**

**FOR  
SALE**

**PREMISES WITH DEVELOPMENT POTENTIAL STP  
SITE AREA - 0.09 ACRES (0.04 HECTARES)**

## LOCATION

The property is located fronting Westover Road close to its junction with Upper Town Street, in the popular West Leeds suburb of Bramley. The location is densely populated and is in close proximity to local amenities including the Bramley District Shopping Centre.

## DESCRIPTION

The site is currently occupied by a former Sunday School and presently used as a church premises. The building is of timber-frame construction with external metal cladding and briefly comprises entrance vestibule, large meeting room, kitchen, 2 large storage areas and WC facilities. The site itself has clear development potential, subject to planning.

## TERMS

The property is offered for sale on a freehold basis at a guide price of **£90,000**. It is understood that VAT is not applicable on this sale.

## PLANNING

The building is known as The School Room and has been used as a Sunday School and general church hall for many years. It has clear potential for alternative uses including residential development subject to planning and interested parties are advised to make their own enquiries of the local authority.

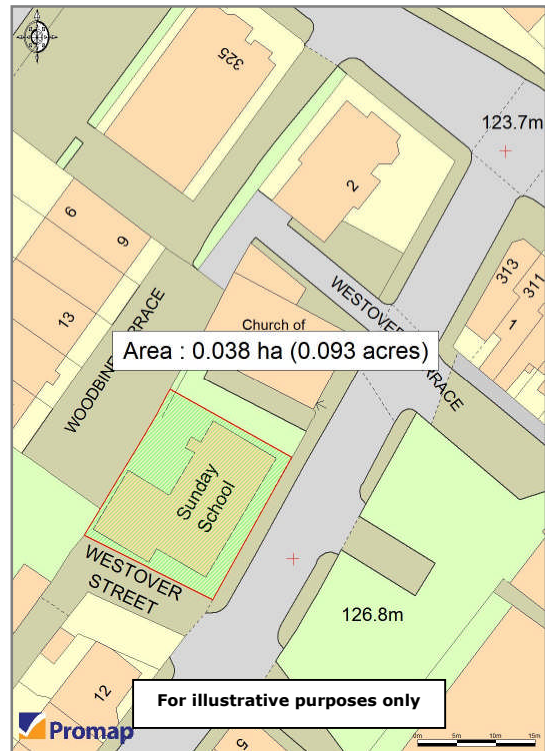
## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)) or Tom Gillson on 0113 239 5778 ([tomg@adairpaxton.co.uk](mailto:tomg@adairpaxton.co.uk)).

## SUBJECT TO CONTRACT

Details prepared August 2016

SPD/LPJ



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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.