



**TRINITY METHODIST CHURCH & 1-12 MOUNT  
PLEASANT HEIGHTS PUDSEY LS28 7AB  
FOR SALE  
OFFERS IN EXCESS OF £1,250,000**

**Adair Paxton**  
Property Specialists



# TRINITY METHODIST CHURCH & 1-12 MOUNT PLEASANT HEIGHTS, PUDSEY, LS28 7AB

## INVESTMENT SUMMARY

- 12 Fully let residential apartments ranging from 1 bed, 2 beds and duplex layouts
- Current Passing Rent of £85,740 pa
- Development Opportunity
- Total site area of 1.02 acres (0.41 ha)
- Characterful Site with substantial history
- Guide price of £1,250,000 reflects a net initial yield of 6.9%





## LOCATION

The property is located off Mount Pleasant Road in Pudsey Town Centre. This location is within easy reach of all town centre amenities by foot and a short distance by car or public transport to the Owlcotes Shopping Centre.

## DESCRIPTION

The site comprises 1.02 acres within which a purpose built block of 12 apartments have been constructed. They have been constructed by stone walls under a pitched, slate roof. The apartments all benefit from electric heating and double glazing. All apartments have access to private allocated car parking.

Adjacent to the apartments is a former Methodist Chapel also built of stone under a slate roof which is Grade II listed and includes car parking and grounds.

## TENURE

Freehold, subject to existing tenancies (see tenancy schedule). The Chapel building will be sold with full vacant possession.

## TERMS

The property is offered on a freehold basis subject to existing tenancies for offers in excess of £1,250,000. It is understood that VAT is not applicable on this property.

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk).



Boundary for illustrative purposes only



## FORMER TRINITY METHODIST CHURCH

A former Victorian Methodist Chapel, constructed of stone under a slate covered roof. The property is Grade 2 Listed to protect its heritage features which include a five-bay symmetrical façade with Corinthian pillars and portico, and a clock tower with clock faces to two sides. Internally, at ground floor level the space is predominantly open plan with additional “balcony” space accessed via 2 stair cases. There are a series of store rooms, offices and other ancillary space located at lower ground floor level. The approximate area is 5,275 sq ft (490 sq m).

## 1-12 MOUNT PLEASANT HEIGHTS

A purpose built block of apartments, built of stone walls under a pitched slate covered roof. Each flat benefits from electric heating and double glazed window frames.

Apartments 1-4 are on the lower ground floor and each has their own entrance, leading to an open plan living room/ kitchen. The bathroom/ WC leads off the kitchen and there are two bedrooms (one double, one single). Apartments 5,7,9 & 11 are on the ground floor. Each of the ground floor apartments share an entrance with the first floor apartment above. They each have a double bedroom, open plan living room, kitchen and bathroom/ WC off the kitchen.

Apartments 6, 8, 10 & 12 are all duplex flats, set over first and second floors. A private entrance hall provides access to a master bedroom with en-suite shower room, a second double bedroom, house bathroom and stairs to 2nd floor. That 2nd floor is a good sized open plan living/ kitchen/ diner with ceilings to the height of the roof.



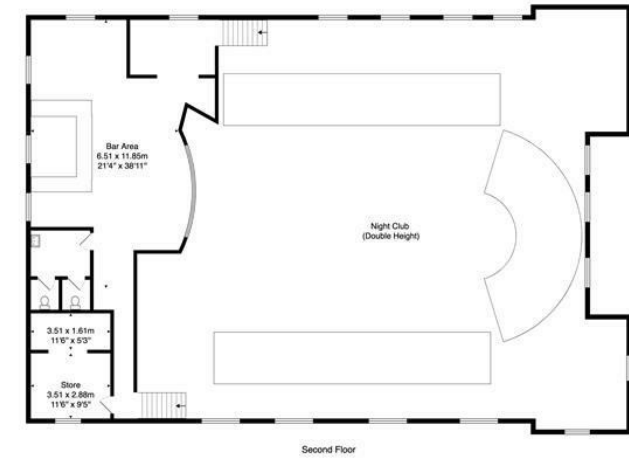
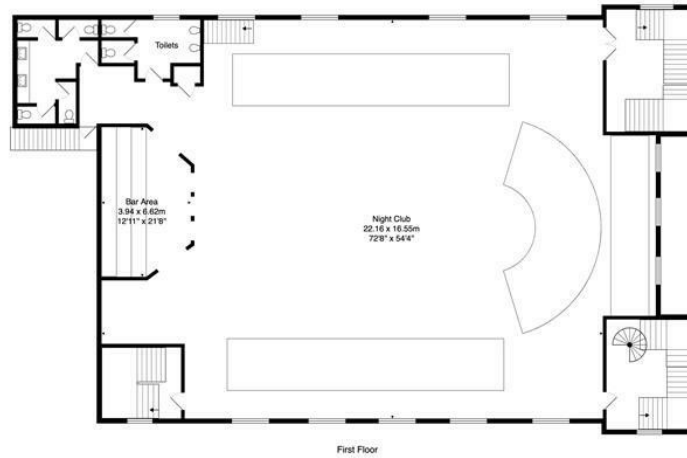
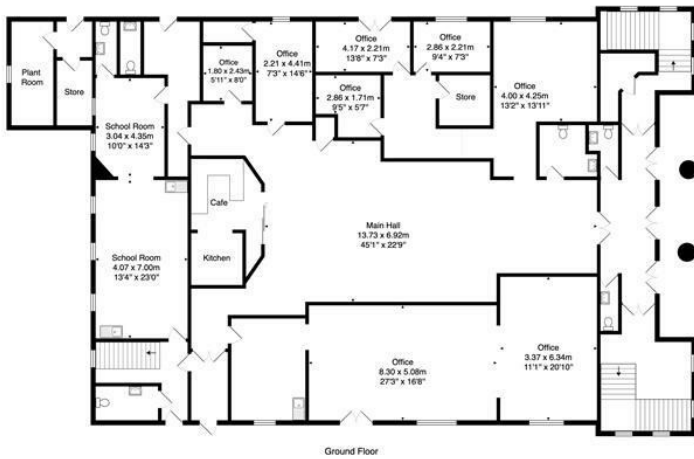


Flat	Rent (pa)	Rent (pcm)	Tenancy	Description
Basement 1	£5,760	£480	New 6-month AST agreed from 2 <sup>nd</sup> November 2023.	A 2-bedroom flat benefiting from a kitchen living area.
Basement 2	£5,940	£495	New 6-month AST agreed from 16 <sup>th</sup> November 2023.	A 2-bedroom flat benefiting from a kitchen living area.
Basement 3	£7,800	£650	New 6-month AST agreed.	A 2-bedroom flat benefiting from a kitchen living area.
Basement 4	£5,940	£495	New 6-month AST agreed from 6 <sup>th</sup> November 2023.	A 2-bedroom flat benefiting from a kitchen living area.
Ground Floor 5	£6,600	£550	New 6-month AST agreed from 1 <sup>st</sup> November 2023.	A 1-bedroom flat benefiting from a kitchen living area.
Top Floor 6	£8,340	£695	New 6-month AST agreed from 2 <sup>nd</sup> November 2023.	A 2-bedroom duplex.
Ground Floor 7	On the Market for £7,800	On the Market for £650pcm.	Vacant – on the market for £650pcm.	A 1-bedroom flat benefiting from a kitchen living area.
Top Floor 8	£7,680	£640	New 6-month AST agreed from 18 <sup>th</sup> November 2023.	A 2-bedroom duplex.
Ground Floor 9	£6,600	£550	New 6-month AST agreed from 23 <sup>rd</sup> November 2023.	A 1-bedroom flat benefiting from a kitchen living area.
Top Floor 10	£8,340	£695	New 6-month AST agreed from 16 <sup>th</sup> November 2023.	A 2-bedroom duplex.
Ground Floor 11	£6,600	£550	New 6-month AST agreed from 5 <sup>th</sup> November 2023.	A 1-bedroom flat benefiting from a kitchen living area.
Top Floor 12	£8,340	£695	New 6-month AST agreed from 5 <sup>th</sup> November 2023	A 2-bedroom duplex.

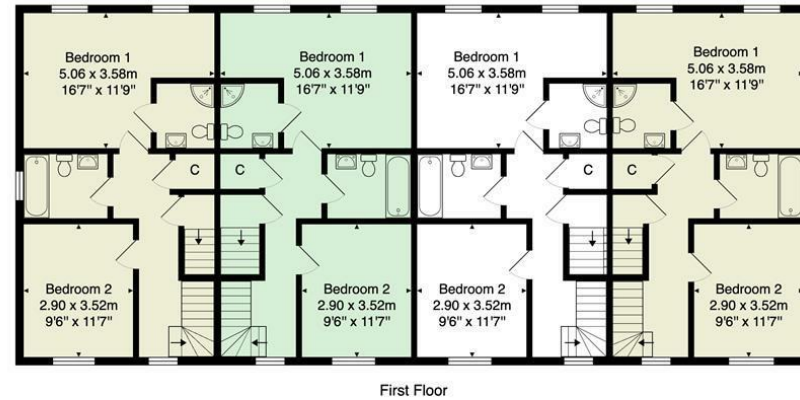
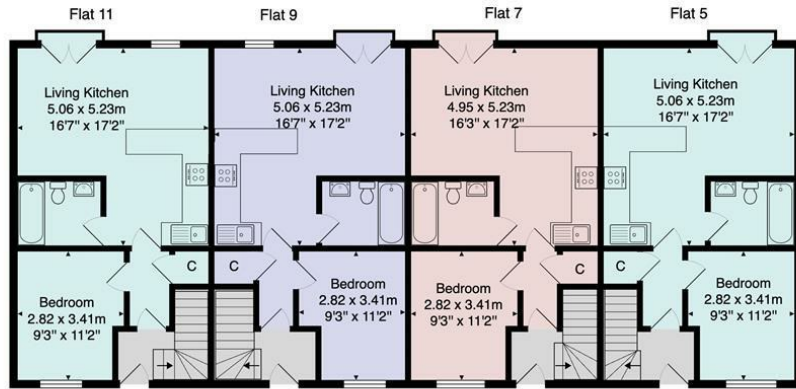
£77,940

Estimated £85,740





All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

MISREPRESENTATION ACT 1967 These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise to confirm accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MISDESCRIPTONS ACT 1991 These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE