

FOR SALE

PROPERTY SUMMARY

- Former church for sale with vacant possession
- Located on Clifton, approximately half a mile north west of York City Centre
- Redevelopment opportunity subject to planning
- Suitable for a variety of uses
- Site area of 0.1 hectares / 0.248 acres
- Parking for approx. 8-10 cars
- Offers in excess of **£600,000**



CLIFTON METHODIST CHURCH
Clifton, York, YO30 6AL

Former church with
vacant possession

**Lambert
Smith
Hampton**

LOCATION

Clifton Methodist Church is located in York, a city approximately 18 miles east of Harrogate, 22 miles north east of Leeds and 40 miles north west of Hull.

The property is located on Clifton, approximately half a mile north west of the city centre and the famous York Minster.

The property benefits from excellent access, with York Railway Station being less than a mile away and various bus routes running past the property. The A19 and A64 both lie to the south of York, providing motorway access to wider regions.



SITUATION

The property is situated within the popular York suburb of Clifton, surrounded by a mixture of residential housing, schools, community facilities and local amenities. Its prominent frontage on a main arterial route provides strong visibility and makes it a recognised local landmark within the community.

DESCRIPTION

The property comprises a substantial two-storey Methodist church dated to the early 1900s, with later rear extensions providing additional ancillary accommodation.

The accommodation is arranged over ground and first floors providing a variety of interconnected spaces with three separate stairwells connecting the two floors, one to each corner of the building.

Internally the building has a main church room, various office and meeting rooms, kitchen and WC facilities.

Externally is a block paved parking area providing for approximately 8-10 parking spaces.

ACCOMMODATION

Floor	Sq. Metres	Sq. Feet
Ground Floor	452	4,865
First Floor	282	3,035
Total Area	734	7,900

TENURE

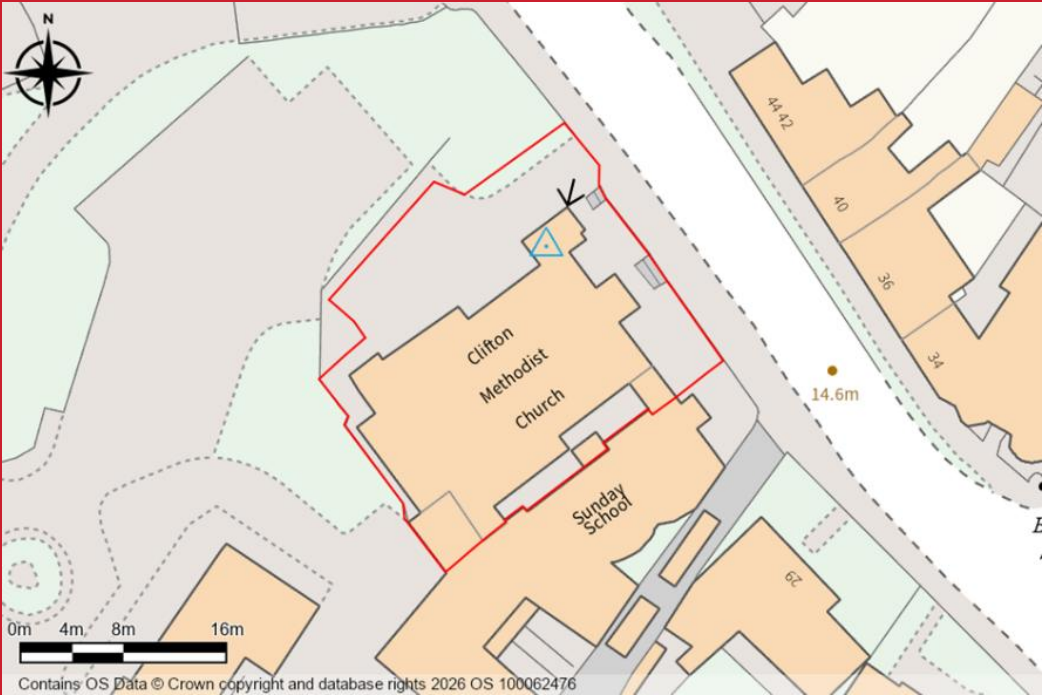
Freehold.

PLANNING

Clifton Methodist Church lies in an area administered by the City of York Council. The current Local Plan was adopted on 27 February 2025. We understand that the site is not designated within the plan.

The property lies in the Clifton Conservation Area.

Churches fall under Planning Use Class F1, which includes buildings used for learning and non-residential institutions, such as schools, museums, galleries, libraries, and places of worship, including churches and church halls.





PROPOSAL

We are instructed to seek offers in excess of **£600,000** (Six Hundred Thousand Pounds) for the Freehold Interest, subject to contract.

METHOD OF SALE

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

AML

The successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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