

RAPLEYS

FOR SALE Former Church

rapleys.com
0370 777 6292

Marcham Baptist Church, Packhorse Lane,
Abingdon OX13 6NT

CONTACT **Graham Smith**
07467 955294 | graham.smith@rapleys.com



Residential development
opportunity subject to planning
permission

Redundant Church with hall
total circa 135 sq m (1,452 sq ft)

Existing F1 planning use;
suitable for E or F2 STP

Site approximately 0.078
hectare (0.19 acre)

Available immediately

FOR SALE
Former Church

rapleys.com
0370 777 6292

Marcham Baptist Church, Packhorse Lane,
Abingdon OX13 6NT

Location

Marcham is a village approximately 2 miles west of Abingdon with a population of circa 2,000. The property is to the north side of Packhorse Lane which forms part of the A415 Marcham Road to Abingdon.

Marcham is 9 miles south of Oxford and 8 miles north of Didcot which offers a commuting link to Padding Station, London via Oxford Parkway railway station .

The village has many period buildings which are associated with the area’s long history. To the north side of the property there is a signposted public footpath that leads to Marcham Pre School and Marcham CE School with other premises at the rear.

Description

The site is generally flat with a mix of gravel and lawn to the side of the two separate buildings. Both buildings are located in the north east corner of the site, leaving the remainder vacant.

The two halls are brick structures with varied roof trusses, boarding and corrugated panel coverings. Both structures are in poor condition, despite being in use until recently with simple accommodation. The continued use would require investment in a complete refurbishment.

The property is not listed and is beyond the local conservation area.

Tenure

Freehold. Land Registry Titles ON277318 and ON289221.

Terms

Offers around £275,000 for the church, hall and grounds.



FOR SALE

Former Church

rapleys.com
0370 777 6292

Marcham Baptist Church, Packhorse Lane,
Abingdon OX13 6NT

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Hall 1		
Hall	48.99	527
Kitchen	10.71	115
Store	3.48	37
Single WC	-	-
Total	63.18	679
Hall 2—Church		
Church sanctuary	56.92	613
Entrance lobby	2.57	28
Vestry/office	12.25	132
Total	71.74	773

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Rateable Value

The Church is exempt from business rates.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: Church—exempt.



FOR SALE Former Church

rapleys.com
0370 777 6292

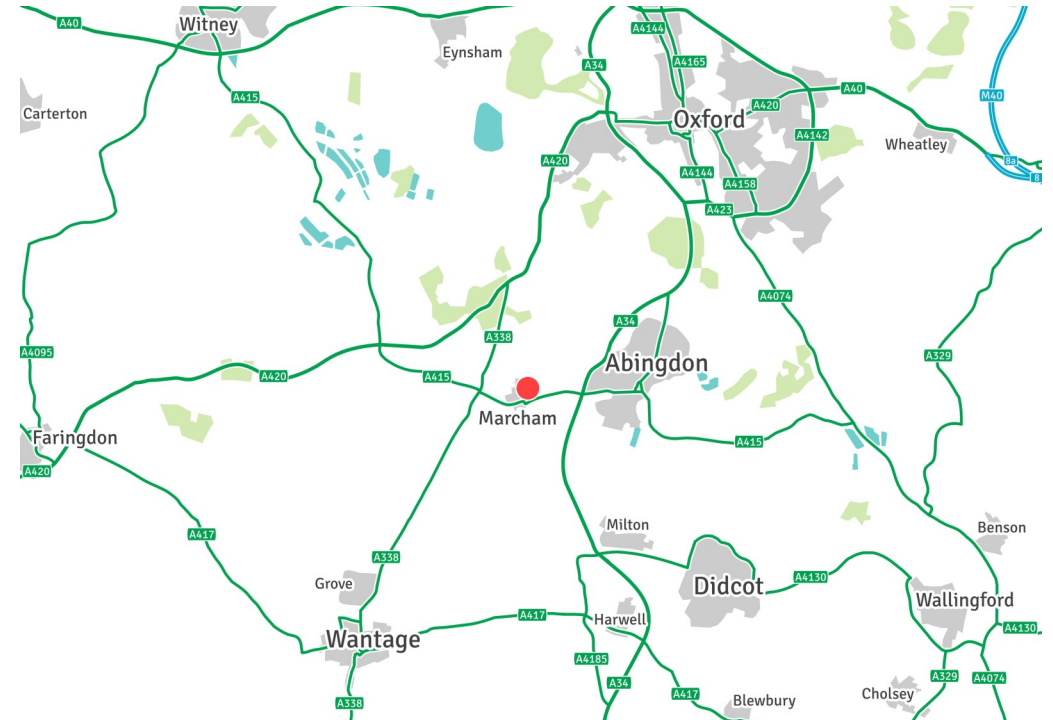
Marcham Baptist Church, Packhorse Lane,
Abingdon OX13 6NT

VAT

There is no VAT liability.

Viewing

Strictly by appointment with the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at 33 Jermyn Street London SW1Y 6DN. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in September 2020.