

## FOR SALE FORMER CHURCH

Former Marcham Baptist Church,  
Packhorse Lane, Abingdon, OX13 6NT

### Key information

- Residential development opportunity subject to planning permission
- Redundant Church with hall total 135 sq m (1,452 sq ft)
- Existing planning use; suitable for C3b six-bedroom dwelling
- Site approximately 0.078 hectare (0.19 acre)
- Available immediately

### Contact

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## 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, part of the A415 Marcham Road to Abingdon.

Marcham is 9 miles south of Oxford and 8 miles north of Didcot with its Parkway railway station link for commuting to Paddington Station, London.

The village has many old buildings which are associated with the areas long history. To the north side of the property there is a signposted public footpath that leads to the school and 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, which 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 a poor condition despite being in use until recently with simple accommodation. The continued use would require investment in 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 £350,000 for the church, hall and grounds.

## Planning

Ref: P21/V2520/FUL Vale of White Horse District Council



## Rateable Value

Previously 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

Previous use exempt from Energy Performance, new buyer to make suitable enquiries.

Offers in the  
region of  
£350,000



## Accommodation

The property comprises the following approximate floor areas:

Hall 1	Sq m	Sq ft
Hall	48.99	527
Kitchen	10.71	115
Store	3.48	37
Single WC	-	-
<b>Total</b>	<b>63.18</b>	<b>679</b>
Hall 2 – Church		
Church Sanctuary	56.92	613
Entrance Lobby	2.57	28
Vestry/Office	12.25	132
<b>Total</b>	<b>71.74</b>	<b>773</b>
	<b>Hectare</b>	<b>Acre</b>
<b>Total Site Area</b>	<b>0.078</b>	<b>0.19</b>

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.



## Viewing

Strictly by appointment with the sole agent, Rapleys.

Please contact:  
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## VAT

There is no VAT liability.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.





For further details contact:  
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