

# Perry Bishop

PROPERTY MADE PERSONAL

**Longcot Methodist Church** Church Road, Longcot, Oxfordshire, SN7 7TN



Attractive former Methodist chapel • Constructed in the mid to late 19th Century • Small raised garden • Village location • Open viewing days Thursday 14th December 2023 from 11:00 to 12:00 pm and Tuesday 9th January 2024 from 10:00 am to 11:30 am • For sale by informal tender with offers due Wednesday 17th January 2024 • No onward chain

**Guide Price £150,000**

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This former Methodist chapel built around the mid to late 19th Century having been extended in more recent years is of a traditional construction with an approximate floor area of 84m<sup>2</sup> standing within a rectangular site gravelled to the east side and concrete paved to the north end which fronts the village road.

The property can be summarised as follows:

Chapel (10m x 5m) with porch to north end.

Lobby, disabled adapted unisex cloakroom and kitchen (3m x 4m overall).

Outside

To the south end is a small, raised garden.

#### Directions

From the White Hart roundabout on the A419 take the exit towards Shrivenham and Watchfield. Head along the A420 for approx. 7 miles take the right exit at the second roundabout signposted Longcot. Take the next left onto Shrivenham Road, Longcot Village is the next turning on your left, as you enter the centre of the village past St Mary Church take a right on to Fernham Road and Longcot Church is directly on your right.

#### Viewings

Viewings are strictly by appointment on the following days -

Thursday 14th December 2023 - 11.00am to 12pm

Tuesday 9th January 2024 - 10am to 11.30am

Please call the Land Team on 01285 646770 to book your appointment.

#### Services & Tenure

Mains water, electricity, gas and drainage are connected, and the building is heated by a combination of electric radiant and gas convactor heaters.

The property is sold with freehold title.

#### Town & Country Planning

The present use of the building is within Class F1 - Learning & Non-Residential Institutions. This would permit the following:-

Any use not including residential use -

- a) For the provision of education
- b) For the display of artwork (not for sale or hire)
- c) As a museum
- d) As a public library or public reading room
- e) As a public hall or exhibition hall
- f) For, or in connection with public worship or religious instruction
- g) As a law court

All planning enquiries should be directed to the Local Authority - Vale of White Horse District Council - [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

#### Method of Sale

The property is offered for sale by informal tender. Offers should be submitted on the offer form available from ourselves, to ensure that all information required is received.

Please email your offer to [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@perrybishop.co.uk) by 12 noon on Wednesday 17th January 2024.

It is the bidder's responsibility to ensure that their offer is received by the prescribed deadline. The vendor is not bound to accept the highest or any offer. A decision will be made as soon as possible after the closing date, with all parties that have made an offer being notified.

#### Important Information

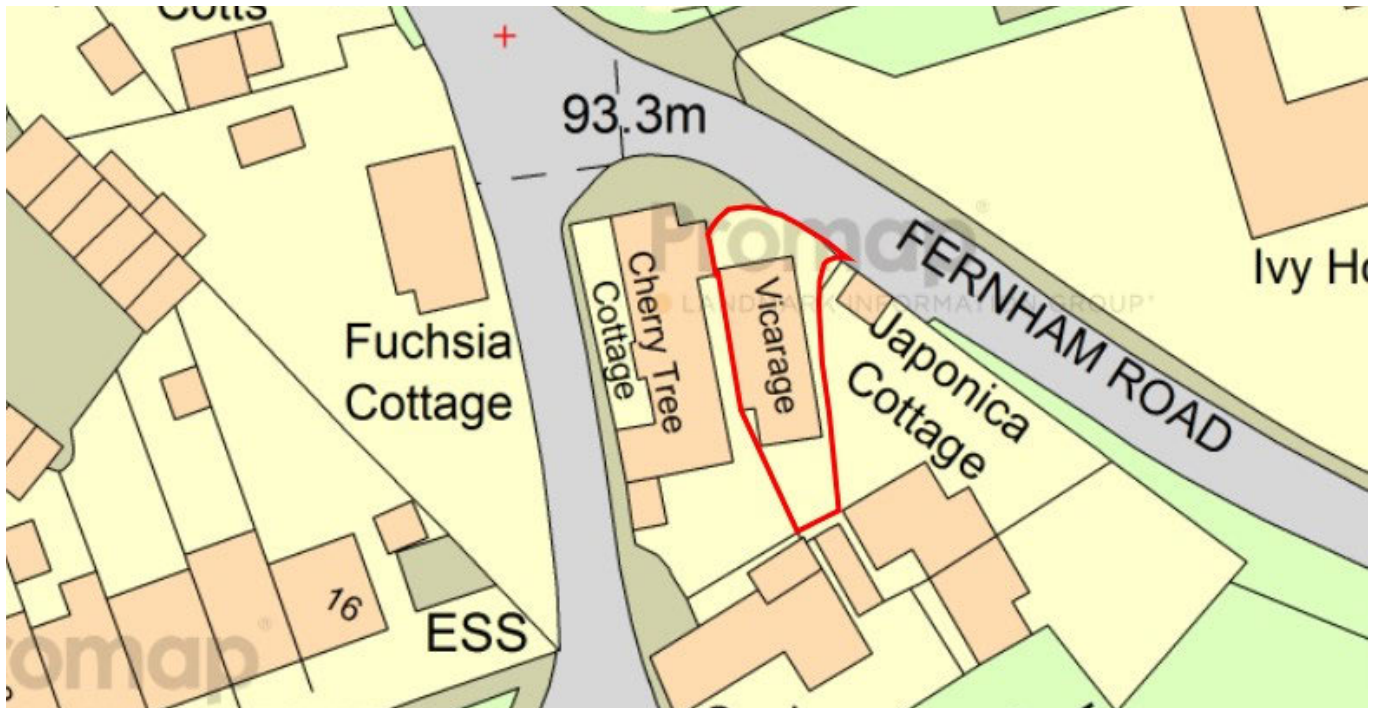
If the guide price is not reached an overage clause will be required in the contract of the sale.

#### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 646770

E: [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@perrybishop.co.uk)



**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

