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Freeland Methodist Church
177-191 Wroslyn Road, Freeland, Oxfordshire

Offers in the Region of
£175,000



Freeland Methodist Church, 177-191 Wroslyn Road, Freeland, Oxfordshire, OX29 8AQ

Offers in the Region of £175,000 Freehold

A Grade II Listed, detached former Methodist Church, dating from around 1807 built of stone elevations under a pitched stonesfield slate roof with a modern extension at the side added around 2000. Internally, the building is arranged as a main chapel, forming the original part of the building, with an entrance, kitchen and WC within the extension. We understand the church closed in 2017. There is an enclosed walled garden and the ability to park off-road via a gated access. The property is located next to Freeland village hall and car park. Prospective buyers should be aware that the property has had planning permission refused (2022) for residential conversion, also dismissed at appeal, and there is a current permission for change of use to Class E (shop/cafe) and F2 (local community uses).



SITUATION

The village of Freeland lies c.8 miles from Oxford, c.4 miles from Witney, c.1 mile from neighbouring Long Hanborough which has good village facilities and a railway station with services to Oxford & London. Freeland itself has a primary school, play group, parish church, sports field with play area, modern village hall and a traditional well used village pub. The nearby village of Long Hanborough has good amenities that include a modern co-op store, post office, medical centre and the aforementioned train station. A bus service operates to Oxford, Woodstock and the local Market Town of Witney that boasts excellent shopping and recreational facilities. The A40 is within 2 miles giving access to Oxford and the ring road, the M40 and London, Burford and the Cotswolds and west to Cheltenham, Gloucester and the M5. The village of Eynsham lies just the other side of the A40, some 2 miles away, and offers a great range of village shops, regular bus service to Oxford and the highly reputable Bartholomew Secondary school of which Freeland is in catchment for.

DIRECTIONS

From the A40 at Eynsham take the turning for Freeland opposite The Evenlode Pub. Follow the road into the village for approximately 2 miles and the Methodist Chapel will be found on Wroslyn Road on your right-hand side at the junction with Pigeon House Lane and almost opposite the Freeland Nurseries.

OVERAGE CLAUSE

The property will be sold with an overage clause ensuring the seller receives a share (to be confirmed) of any uplift in value relating to planning changes, development, or change of use of the land. Further details will be made available by the seller's solicitor.

METHOD OF SALE

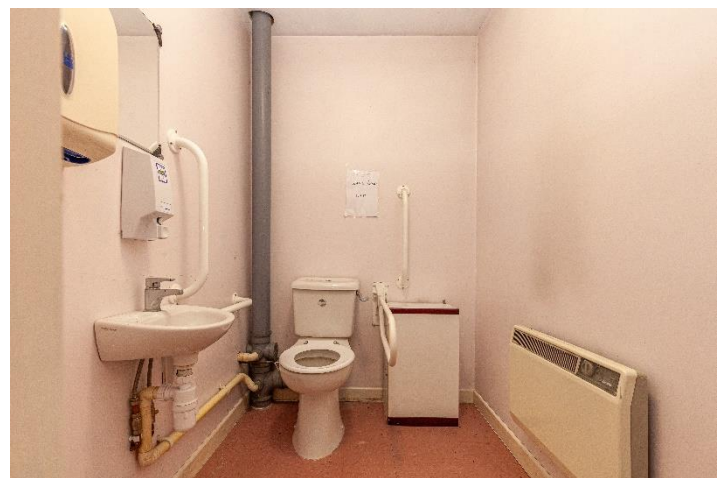
We are instructed by our client that the property should be actively marketed for a sufficient period of time followed by a sealed bid process.

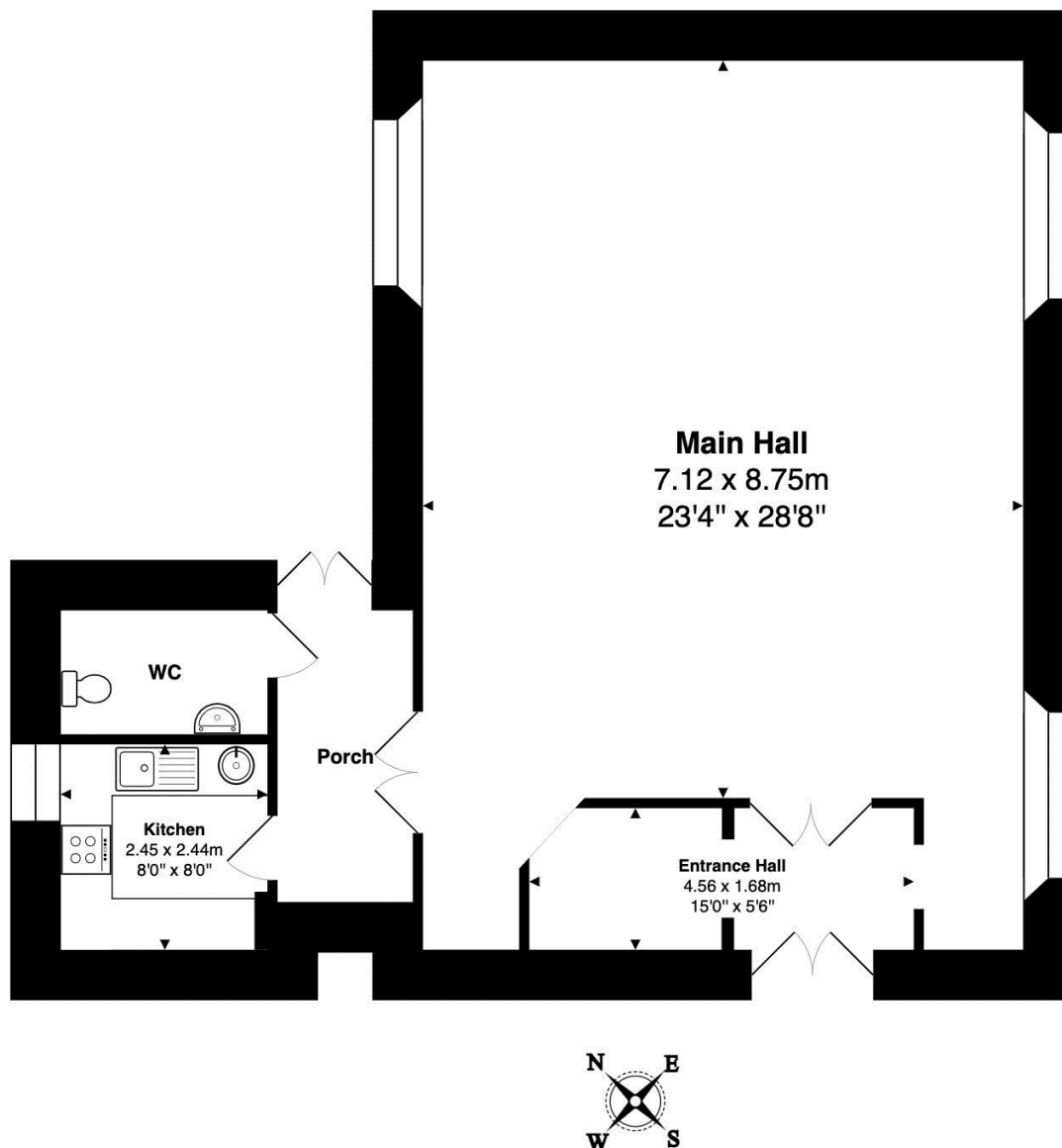
LOCAL AUTHORITY

West Oxfordshire District Council, Council Offices, New Yatt Road, Witney, OX28 6JH. Tel: 01993 861000. www.westoxon.gov.uk.

SERVICES

We understand the property is connected to electricity, water and drainage. Prospective buyers should make their own investigation.





Approx Gross Internal Area 91.3 m² ... 983 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
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