



**FORMER MARLOW BOTTOM METHODIST CHURCH - 148 MARLOW BOTTOM ROAD, SL7 3PP**

Existing buildings and land suitable for community uses and a variety of other uses (subject to planning permission)

Approximately 0.16 acres (0.07 hectares)

**Carter Jonas**

# AN OPPORTUNITY TO ACQUIRE AN EXISTING BUILDING IN AN ATTRACTIVE RESIDENTIAL SETTING

## LOCATION

The property is situated along the Marlow Bottom Road towards the northwestern end of Marlow Bottom village, an affluent area within 2 miles of Marlow, 3 miles of High Wycombe and Junction 4 of the M40. The centre of the village is circa 1.5 miles to the southeast of the property.

There are a variety of retail, leisure and convenience offerings in Marlow Bottom, including restaurants, hairdressers, coffee shop, a community hall, a members' club, Anglican Church, nursery and junior school. There is also a post office, chemist, vet, dentist, osteopath, solicitors and estate agent. There are some commercial buildings on the Rose Industrial Estate, and the Rebellion Brewery to the southeast of Marlow Bottom, which provides visitor experiences.

## DESCRIPTION

The property extends to 0.16 acres (0.07 hectares) and sits within a line of residential plots set back from the main road. The property is broadly rectangular and is sloping downwards from north to south. The existing L-shaped church building is located to the rear of the property with tarmac car parking to the front of the property.

The buildings on site comprise two single storey buildings, one behind the other, with

a connecting lobby between the two. To the front is a large hall building, connected to the rear hall by a lobby housing toilets, kitchen and side room. In all, the buildings total 148.6 sq m (1,599 sq ft) GIA.

The property is bound by residential dwellings to the west, north and east, with access to Marlow Bottom Road to the south.

## SERVICES

The property benefits from mains water, drainage and electricity.

## PLANNING

The Local Planning Authority is Buckinghamshire Council. The Local Development Plan is the Wycombe District Local Plan (2019).

The existing use of the property is Class F1, "learning and non-residential institutions". We consider the property is suitable for existing community uses and a variety of other uses (subject to planning consent).

## REGISTERED TITLE

The land is registered with the Land Registry under Title Number BM332882.

There are a number of restrictive covenants on the Title, including one which requires any building to be set at least 20 feet (6.1m) back from the road. For context, the surrounding dwellings are set significantly further back than this (at about 62 ft / 19m from the road edge).

Title documents are available as part of the information pack.

## METHOD OF SALE

The opportunity is offered for sale freehold with vacant possession.

**We will be monitoring interest through**

**the marketing period with a view to setting a deadline for bids. It is therefore recommended that prospective purchasers wait to receive further instructions from Carter Jonas before coming forward with any offers.**

Offers in excess of £250,000 are welcomed on either an unconditional or conditional (subject to planning) basis.

## FURTHER INFORMATION

An information pack has been prepared to accompany these particulars and includes floor plan, title information and EPC report.

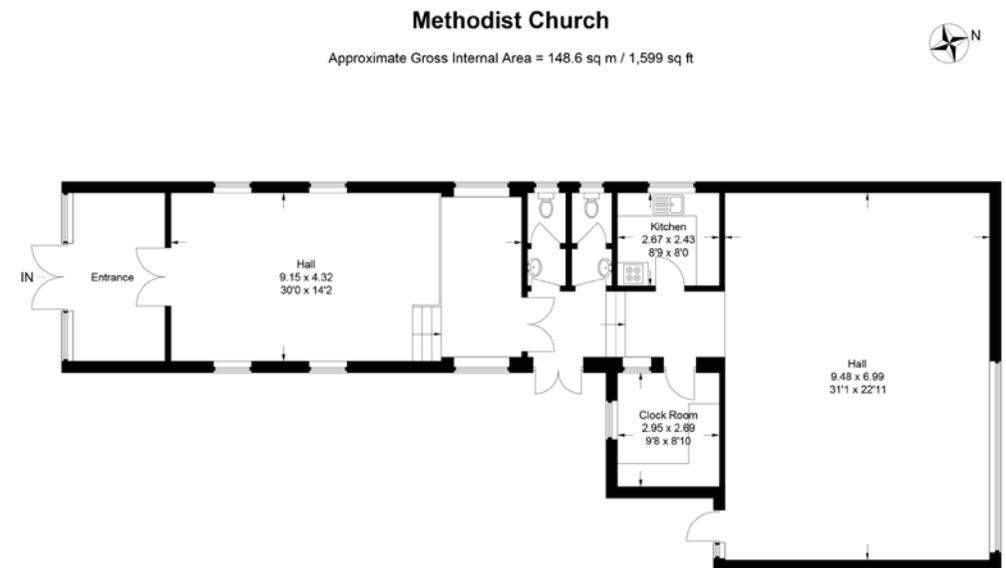
This is available upon request and interested parties should note that the vendors will

expect them to have obtained and carefully considered the contents of the Information Pack prior to submitting an offer.

## VIEWING

The property may be viewed externally from the highway. Parties wishing to view internally should arrange an appointment with Carter Jonas.

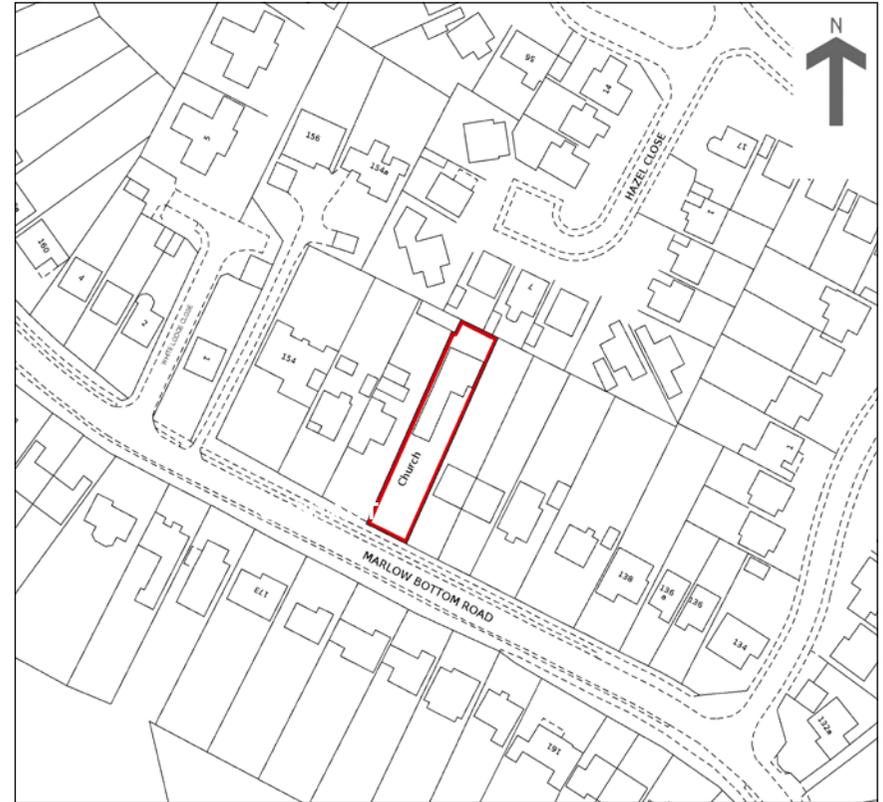
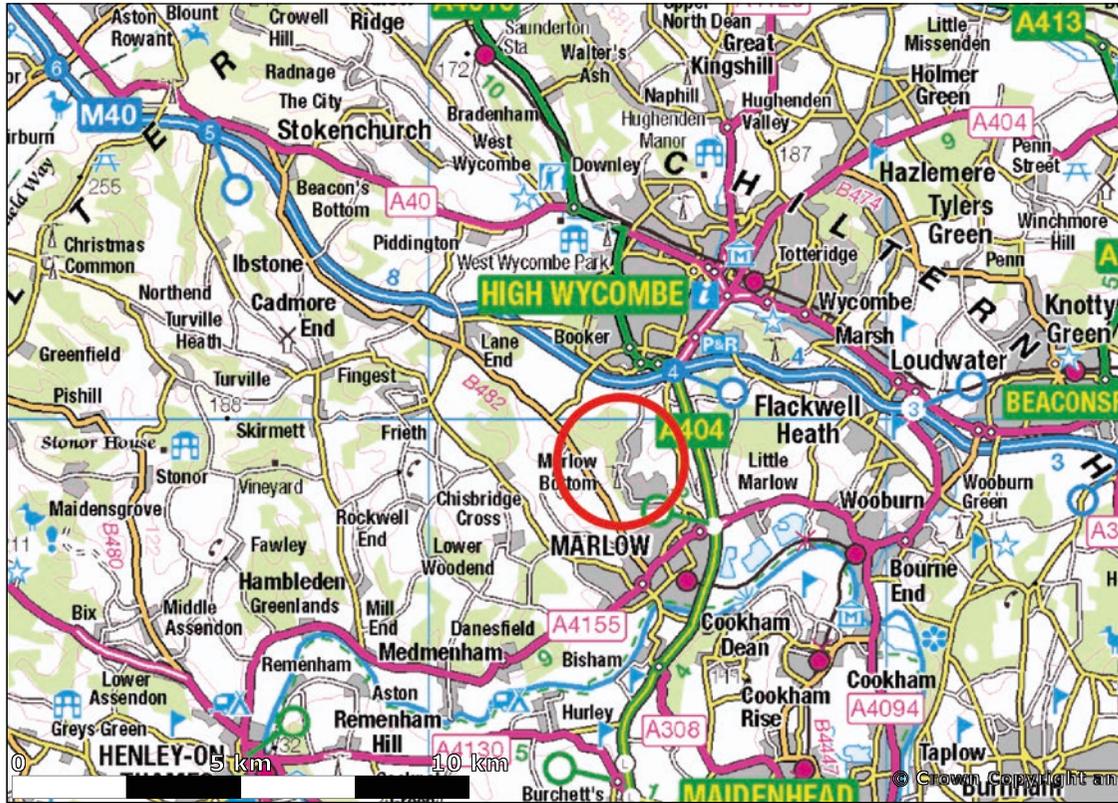
**Particulars prepared March 2024.**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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## LOCATION PLAN



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## IMPORTANT INFORMATION

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