



Auldearn Church, Boath Road, Auldearn, IV12 5SZ

Property

B-listed church dating back to 1757 and features stunning stained-glass windows and an arched ceiling.

Internally, the property comprises an entrance hall, worship area, mezzanine seating, vestry, coat room, and WC.

The sale is the footprint of the building only. The graveyard is owned and maintained by the Local Authority.

Area

Total: 219.29 sq m 2,360 sq ft

Services

The property is connected to mains supplies of water and electricity. Drainage goes into the main public sewer.

Planning

The B listed building could be used, without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, retail space or community resource subject to obtaining appropriate consents. Residential development might also be possible, again subject to the usual consents.

EPC

Rating: D



Local Area

The property is situated within the historic village of Auldearn, in a quiet residential setting to the east of Nairn, offering a peaceful environment while remaining close to local amenities.

Nairn is a short drive away and provides a range of shops, supermarkets, cafes, restaurants, leisure facilities and beach walks, with primary schooling available locally and secondary schooling in Nairn.

Public transport includes local bus services and rail connections from Nairn Railway Station, with good road access to the A96 linking Inverness and Elgin.



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

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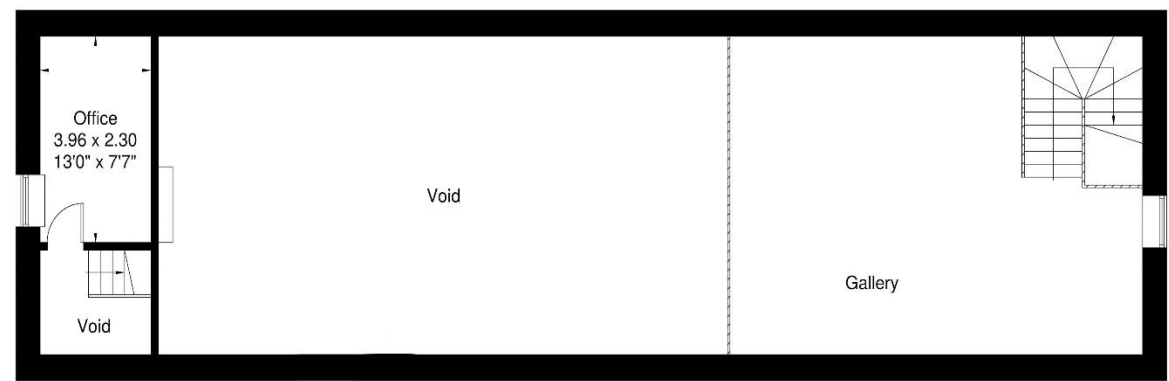
It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574



First Floor

