



Kincardine Church , Ardgay, Lower Gledfield, IV24 3BG

Property

Attractive Church in an ideal location situated on the north western outskirts of the village of Ardgay. The property comprises:

Main Church Building; Main church area, partitioned entrance vestibule, small hall, Ministers room, WC.

Area: 203.5sq m, 2,190sq ft

Grounds

Good sized site with ample parking as shown on the plan.

Services

The property is connected to mains supply of water, electricity and drainage.

Planning

The buildings 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. Conversion to residential accommodation would also be possible, again subject to the usual consents.

EPC

Church – Rating D

Location

The Church is in an ideal location situated on the north western outskirts of the village of Ardgay within the County of Sutherland in the Highlands of Scotland. There are village amenities available within Ardgay and nearby Bonar Bridge including: Doctors surgery, Primary schools, convenience stores, cafes, a garage, pharmacy, day care centre and a leisure centre. Ardgay benefits from accessible buses and a nearby train station with good links to both north and south. There are a number of sandy beaches nearby plus hill and woodland walks. Golf, horse riding, hunting, shooting, mountain biking and fishing can all be found nearby.

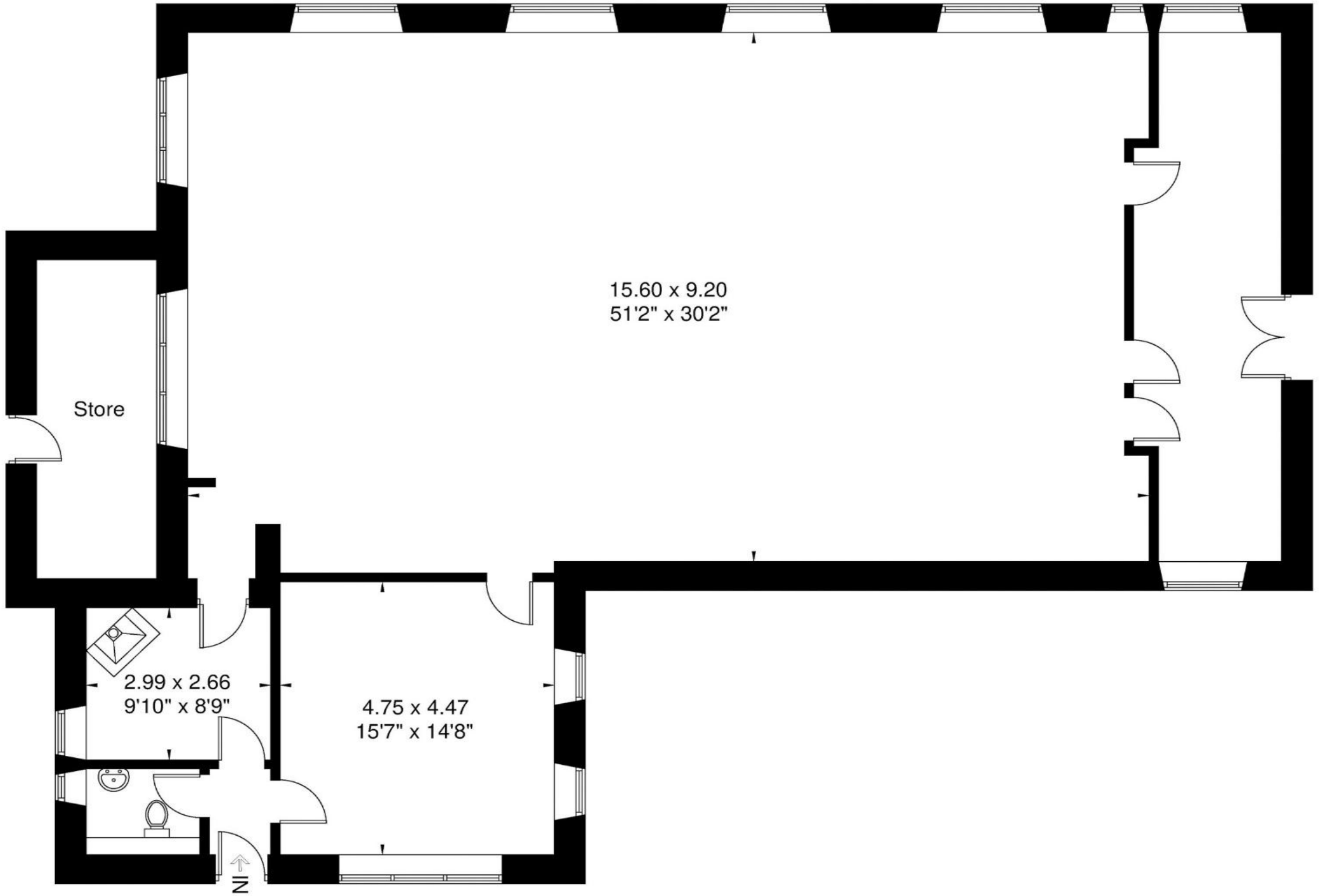
Conditions of sale

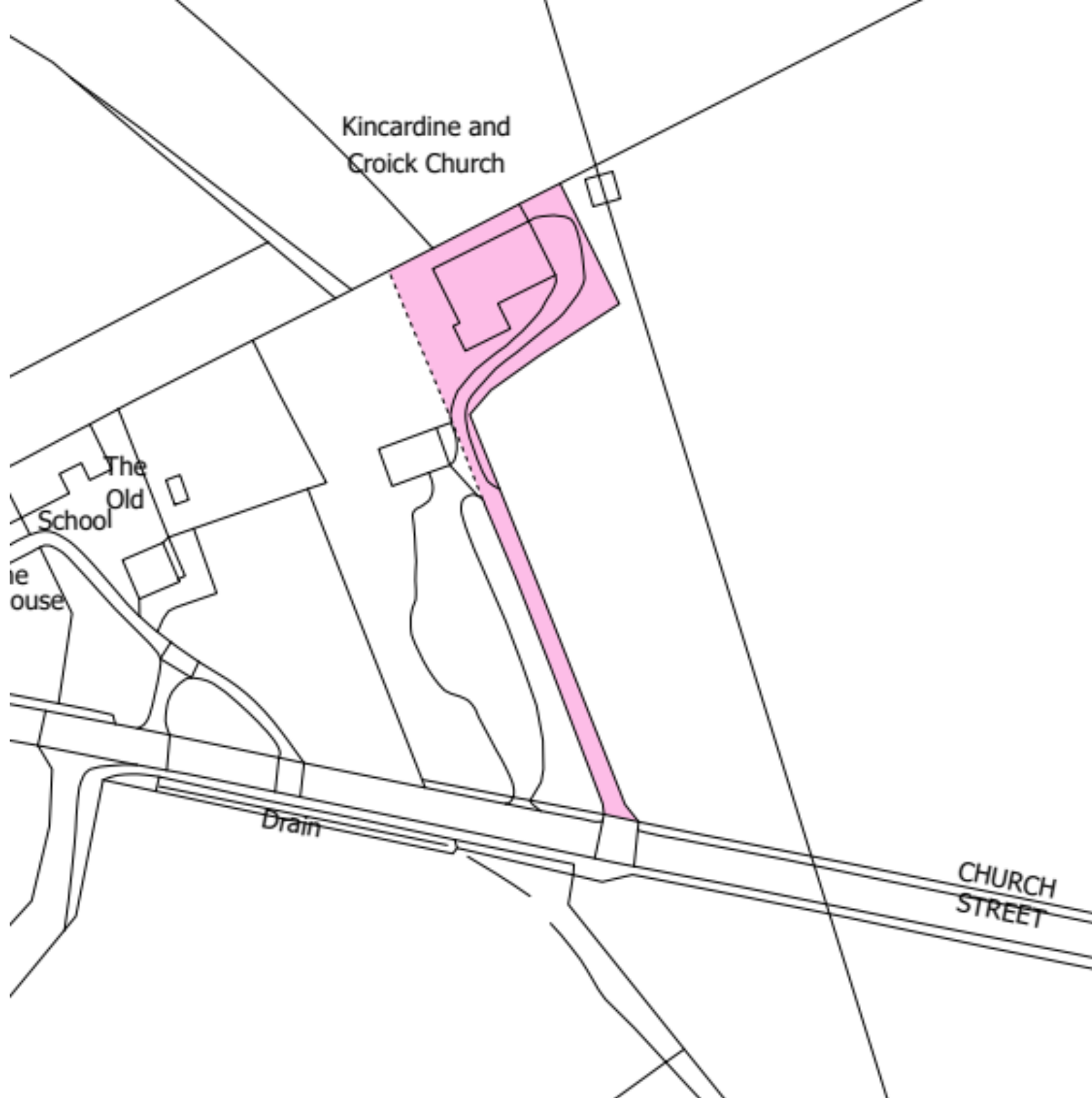
A new bellmouth entrance to the church and adjoining hall is to be constructed by the sellers. The cost is being met by the sellers and this is reflected in the asking price. Each party will be obliged to keep their part of the bellmouth entrance in good condition and will not be permitted to park on the bellmouth or block it at any time.

The purchaser will be required to contribute 50% of the new boundary fence to be constructed between the church and the hall, with future maintenance being shared equally.

Each party will have reciprocal rights of way leave for existing pipes drains and cables with a right of access for maintenance and repair, on making good any damage







Offers

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

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

Email: properties@churchofscotland.org.uk

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 SC011353

