



Kirkmichael Church, Kirkmichael, Blairgowrie, PH10 7NT

Property

Charming Category B listed church dating back to 1791, ideally situated within the picturesque village of Kirkmichael.

Internally the property comprises of an open plan worship space with pew seating and a separately accessed gallery which overlooks this space.

The sale is the footprint of the building only, together with the land at the riverbank, all as shown coloured purple on the enclosed plan. The graveyard is assumed to be owned and maintained by the Local Authority.

Area

TOTAL 268.10 sq m 2,886 sq ft

Services

The property is connected to mains supplies of electricity only. There is no water supply to the property.

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 C

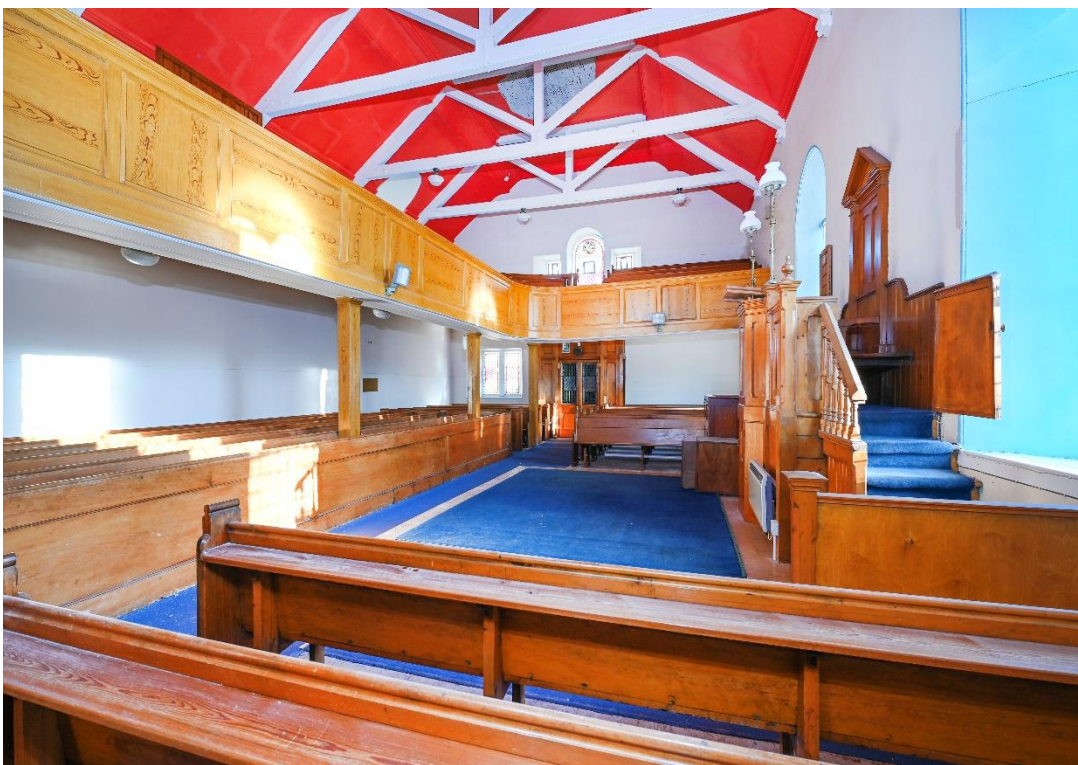
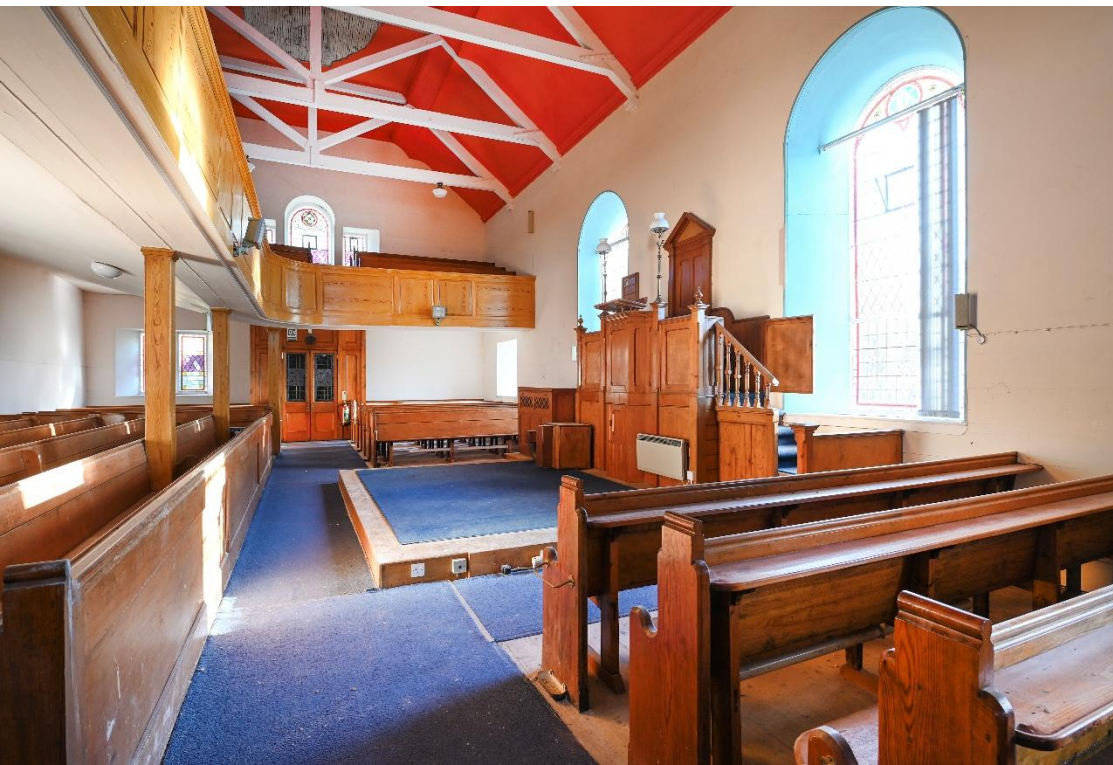


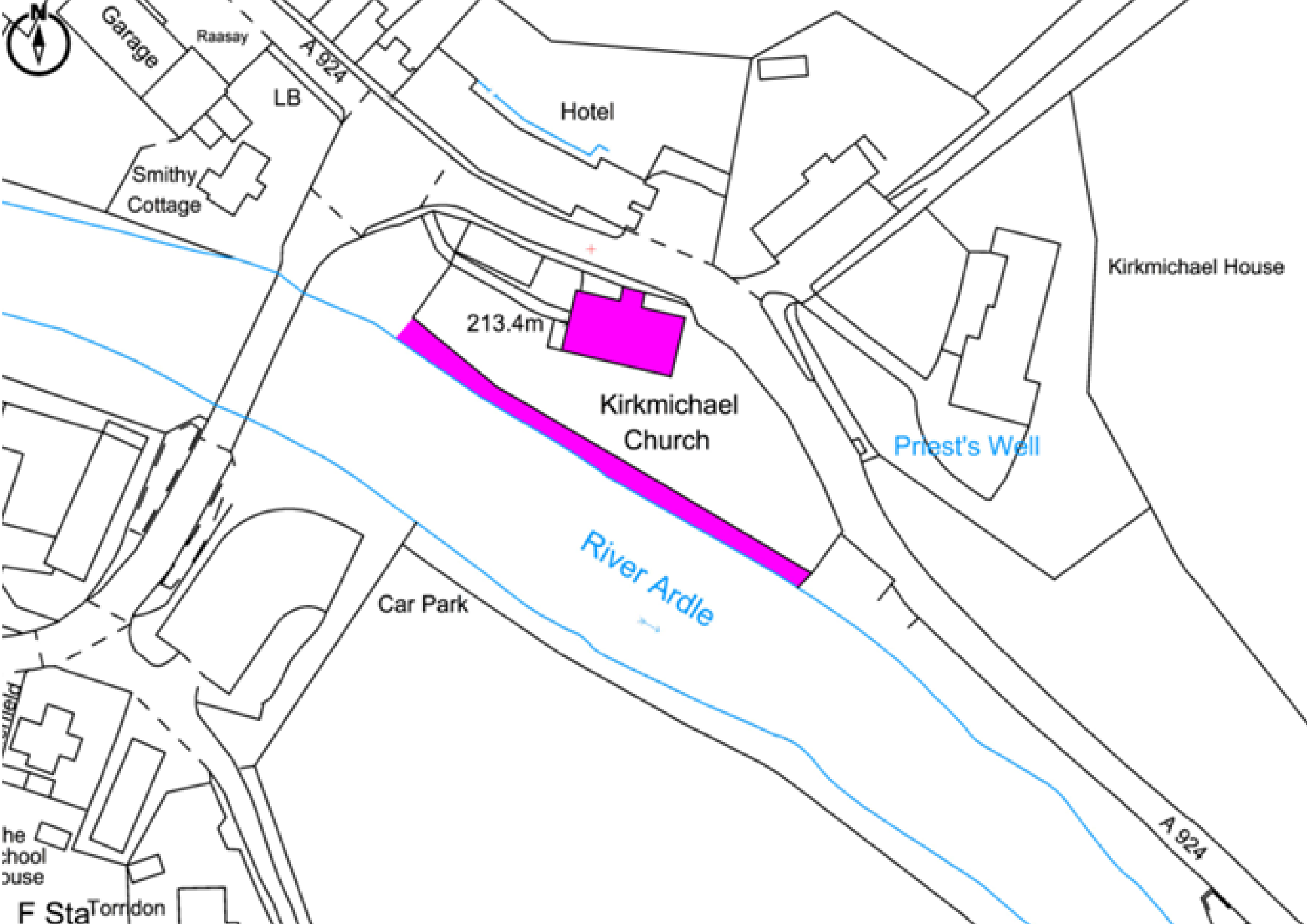
Local Area

Located in the village of Kirkmichael near Blairgowrie, Kirkmichael Church enjoys a peaceful rural setting surrounded by the scenic Perthshire countryside. Local amenities are available within the village, while a wider range of shops, services, schools and healthcare facilities can be found in nearby Blairgowrie.

The area is well connected by road, with convenient access to Perth, Dundee and beyond. Regular public transport services operate in the area, and nearby railway stations offer connections to the national network, ensuring accessible travel.

The sellers retain the right to remove the war memorials.





Garage

Raasay

A 924

LB

Smithy
Cottage

Hotel

Kirkmichael House

213.4m

Kirkmichael
Church

Priest's Well

River Arde

Car Park

A 924

Source

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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

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

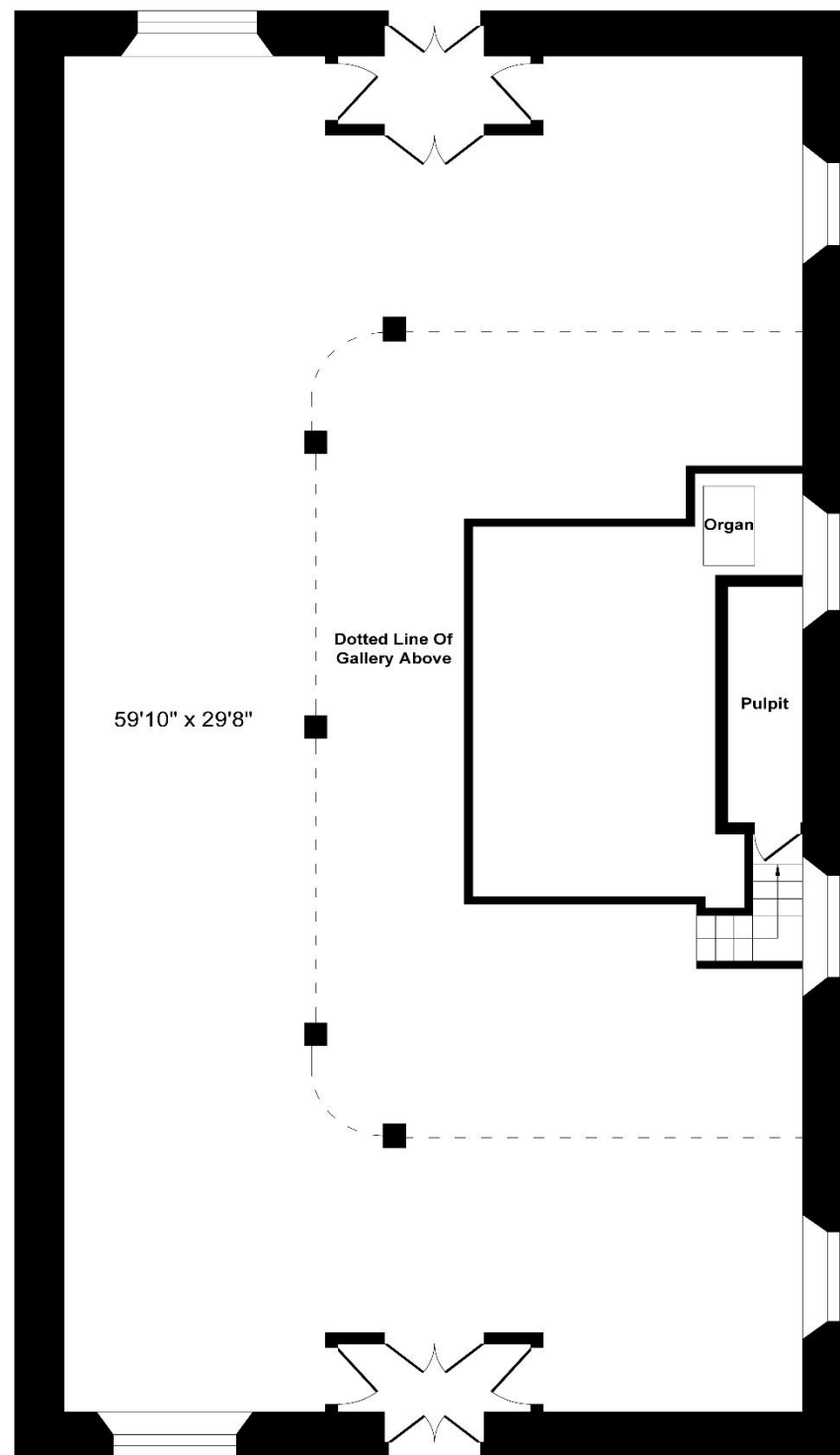
It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by email with the Law Department.

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 SC014574.



Ground Floor

Approx. Gross Internal Floor Area 1775 sq. ft / 164.90 sq. m