

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



Craigrownie Church Hall Shore Road, Kilcreggan, G84 0HU



Development Opportunity

This fine traditional stone built former Church is set within spacious grounds in a prestigious position, enjoying spectacular uninterrupted views south over the Firth of Clyde, taking in Bute and Arran along with the south shore of the estuary from Gourock to Dunoon and the Holy Loch.

The building, previously known as the Lindowan Church, has been used as a Church Hall for some years. It lies on the edge of the village of Cove at its border with the neighbouring village of Kilcreggan and enjoys a private location, yet has easy access to local amenities.

The building offers excellent potential, and Planning Consent and Listed Building consent have been granted for conversion to 8 flats, with a further 2 cottages to be built to the rear. The building is of stone construction with a pitched, slated roof. Later extensions to the rear are also stone built, with a mixture of pitched and flatted roofs.

The property is located within easy reach of the shops in Cove and Kilcreggan, which include a pharmacy, convenience store, post office, public house, coffee shop and bank. Helensburgh, with its full range of educational, retail and social facilities, is approximately 17 miles away by road. Glasgow lies approximately 40 miles to the east and can be reached by road in around an hour.

LAW DEPARTMENT

MRS JANETTE SWILSON, LL.B., N.P.
Solicitor of the Church

121 George Street
Edinburgh EH2 4YN
Tel: 0131 240 2263 Fax: 0131 240 2246
Dx ED 144 LP-121, Edinburgh 2

MISS MARY E MACLEOD LL.B., N.P.
Depute Solicitor



Offers

Offers are invited and should be submitted in writing to:-

Church of Scotland Law Department
121 George Street
Edinburgh
EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: properties@cofscotland.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 in writing or by e-mail 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 received.

The Church of Scotland General Trustees – Scottish Charity Number No. SC014574

(aes147)

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and it will be for any purchaser to satisfy him or herself with regard to all matters prior to the submission of an offer.

ACCOMMODATION

Accommodation amounts in total to 319.02 sq m, comprised as follows:-

Entrance Hallway (19.79 sq m / 213 sq ft)

Main Hall (183.45 sq m / 1,975 sq ft)

Small Hall (43.74 sq m / 471 sq ft)

Stores (39.71 sq m / 427 sq ft)

Office (17.90 sq m / 193 sq ft)

Toilets (5.24 sq m / 56 sq ft)

Kitchen (9.19 sq m / 99 sq ft)

Fixtures & Fittings

All fixtures & fittings presently within the building are included in the sale.

Grounds

The building is set in large grounds extending to some 1.24 acres or thereby in total, and is surrounded by mature trees and shrubs, with ample space for parking. The site is generally level, sloping upwards towards the rear behind the Hall.

Services

The subjects are served by mains electricity and water. Heating within the main hall and smaller hall is by ceiling suspended electric radiators.

Planning

The property is listed (Category B), and falls within Class 10 of the Town and Country Planning (Use Classes) Order 1997. In addition to religious use, it could be used as a museum, art gallery, crèche or day nursery, library or reading room or public or exhibition hall. The property lies within the Argyll and Bute local plan (about to be adopted) as being within the settlement boundary, where residential development may be accepted. Planning Consent and Listed Building Consent were granted in February 2010 for conversion of the building to 8 flats, and for the construction of two dwelling houses in the grounds to the rear. Plans relative to these consents can be inspected within the building, and on line at www.argyll-bute.gov.uk/publicaccess. Click on "Application Search" and key in references 09/01461/LIB and 09/01464/PP

Rateable Value
£4750

Entry

By negotiation

Viewing

By Appointment, please contact Mrs Caldwell on 01436 842184 or Mr Bradshaw on 01436 842254.