

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



Mid-Craigie Church & Hall Longtown Terrace Dundee, DD4 8JP



The property comprises a traditional detached Church of solid brick construction with a pitched and slated roof.

The subjects occupy a site of approximately 0.34 hectares. The premises are reached by a driveway leading off Longtown Terrace and there is a small car parking area laid in gravel. Other external areas are principally laid to grass.

Accommodation comprises: on the ground floor:- entrance vestibule with shower room off, Vestry with WC off, main hall with stage area, toilet and disabled persons WC facility, store room, two offices, meeting room, kitchen and toilet. In the basement there is a boiler room.

The Church is on the north side of the Kingsway East, the City's main outer ring road, approximately two miles north east of the City Centre. Surrounding properties are a mixture of residential and commercial properties. There are neighbourhood shops and close by is the retail park, car showrooms and industrial premises.

The Church may be suitable for development subject to the necessary consents being obtained.

Offers over £100,000

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

LAW DEPARTMENT
121 George Street
Edinburgh EH2 4YN
Tel: 0131 240 2263 Fax: 0131 240 2246
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MISS MARY E MACLEOD LL.B., N.P.
Depute Solicitor



ACCOMMODATION:-

Ground floor:-

Entrance Vestibule with shower room off

Vestry with WC off

Main Hall with stage area,

Toilet and Disabled Persons WC facilities

Storeroom

2 offices (1 with WC off)

Meeting room

Kitchen

Toilet

Gross internal area 329 sq m/3,541 sq ft)

Basement:-

Boiler room (13.46 sq m/145 sq ft)

Exterior

The Church is on a site extending to approximately 0.34 hectares or thereby. The premises are reached by a driveway leading off Longtown Terrace and within this site there is a small car parking area laid in gravel. Other external areas are principally laid in grass.

Planning

The property falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997 and could, in addition to religious uses, be used without the necessity for Planning Permission for change of use, as a Crèche, Day Nursery, Day Centre, Educational establishment, Museum or Library.

In response to enquiry, a local Planning Officer has confirmed that the Council would look favourably on alternative use. As the surrounding properties are

predominantly residential, any change of use would have to have minimum impact on the residential neighbours. An application for retail use is likely to be resisted on that basis but application for office, leisure or residential use may be acceptable, subject to a formal application being made to the Council.

Interested parties should contact Dundee City Council's Planning Department on 01382 433022.

Rateable Value

Current rateable value is £5,300.

Services

Mains water, electricity, gas and drainage. There is a gas fired central heating system.

Entry

Early entry available

Viewing

Viewing by appointment, please contact 01382 454578

Offers

Offers over £100,000 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

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

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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.