

THE CHURCH OF SCOTLAND
EAGLAIS NA h-ALBA



St Madoes Church
St Madoes, Perth, PH2 7FF

Property

Well maintained, detached stone built church located in the peaceful village of St Madoes, Perthshire.

The church is category B Listed and is of stone construction with a slate roof. There is an additional wing which forms an entrance and morning room, kitchen and WC. The main church has three mezzanine levels.

The subjects for sale consist of the church building and the ground on which the church is built.

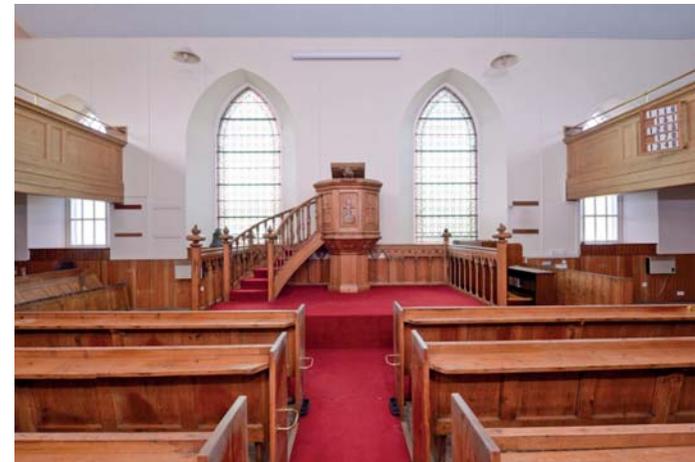
Gross Internal Floor Area: 217m²

Location

St Madoes and neighbouring Glencarse, lie approximately 5 miles east of Perth. The location presents a wonderful semi-rural setting with convenient access to Perth and Dundee via the A90 carriageway network nearby.

The village itself offers amenities including the local post office/shop, primary school and a regular commuter bus service.

Perth is a historic city within central Scotland located on the banks of the River Tay. The city contains a wide and varied range of local amenities and services including schools, colleges, churches, hospital, shops and supermarkets, football club, sports facilities and a range of leisure activities.



Fixtures & Fittings

The following items may not be included in the sale and the Seller reserves the right to remove them: the remaining pews downstairs and in the gallery, the pulpit including the stair and attached lectern, the side balustrades, the pine panelling, the tower bell, weather vane and the Burgenhuys Bell. The sellers will exercise reasonable care in the removal of these items but will not be bound to make good any damage caused.

EPC Rating- G



Grounds

The surrounding grounds are owned by the local authority. Any interested parties are advised to contact the local authority for more details.

Services

The church currently has running water, a small toilet with wash hand basin and full electricity supply.

Planning

The subject property comprises part of a Category B Listed Building and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

In addition to its current use, it could be used, as a crèche, day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use.

The property may be suitable for redevelopment for residential use subject to the necessary consents being obtained but interested parties are advised to satisfy themselves as to the position as no warranty is given by the Seller as to this. Please contact the planning department of Perth and Kinross Council on 01738 475000.

Viewing Arrangements

By appointment with The Church of Scotland Law Department on 0131 240 2263.

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 240 2263 Fax 0131 240 2246
Email: properties@churchofscotland.org.uk

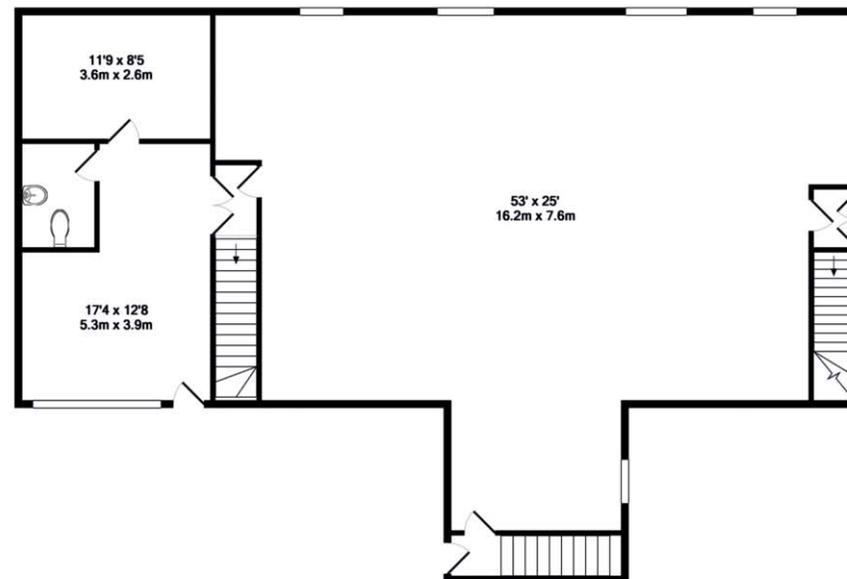
It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

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

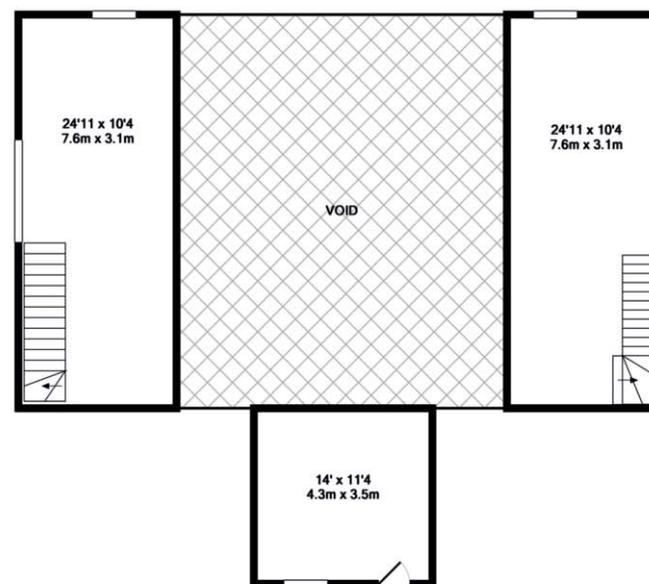
The sellers do not bind themselves to accept the highest or any of the offers they receive.

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 General Trustees Scottish Charity Number - SC014574.



GROUND FLOOR



1ST FLOOR