

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



Kilbride Church Near Millhouse, Argyll PA21 2AH



The subjects comprise a traditional church building in Argyll and are located rurally in a rectangular plot of ground approximately 2 ½ km south of the village of Millhouse on the Ardlamont Peninsula. The property consists of an entrance vestibule with two rooms leading off to the main sanctuary. The graveyard to the south is also included. The surrounding ground is farmland in character although there is a fairly dense wood immediately to the east of the property. The nearest centres of population are the two villages of Kames and Tighnabruaich.

The village of Kames has its own village shop, post office and also a hotel. Tighnabruaich also has a village shop, doctor's surgery, bank, hotels, restaurants, sailing club, sailing school, and arts and craft gallery. There is a very popular Marina at Portavadie on Loch Fyne about the same distance away as Tighnabruaich. Kilbride Church is also adjacent to and overlooks Ostell Bay which is a secluded beach.

OFFERS OVER £25,000

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

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MISS MARY E MACLEOD LL.B., N.P.
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Construction

The outer walls of the Church are of solid stone construction, are mainly strapped lathed and plastered internally. The floors are of timber construction and the main roof is of pitched timber construction covered with slates.

Accommodation

The subjects comprise an entrance vestibule with two rooms leading off to the main sanctuary. The approximate dimensions are 8.6m (width) by 15.9m (length) and there is approximately 136.74sq m of gross internal floor area.

Services

The electricity supply is very old and will require replacing. There is no piped drainage. There is a water mains nearby that runs along the Church side of the road.

Grounds

The immediate grounds pertaining to the Church are well defined by substantial stone walls. Within the grounds immediately adjacent to the Church there are a number of headstones and also a number of old graves in close proximity to the building. The graveyard is now at capacity and any new burials take place in the graveyard immediately to the south, which is owned by the local Council. There is an informal arrangement with the Council, who maintain the Church graveyard at the same time as maintaining their graveyard.

Access and Planning

Access to the Church and grounds is mainly pedestrian, although it is possible to take vehicular access but only by farm or rough terrain vehicles. A neighbouring owner has indicated he is willing to sell an area of ground surrounding the Church, which could be used for access. Please contact us for further details on this.

The Church might be suitable for development and conversion to a residential property or possibly other uses, although this would require Planning Consent. All prospective purchasers should, however, discuss their proposals with the local Planning Authority. No warranty is given that consent for any particular change of use would be available.

Entry

Entry is negotiable. Early entry available.

Directions

From Tighnabruaich take the B8000 to Millhouse Cross and turn left. Kilbride Church is on the eastmost side of the Millhouse to Ardlamont Road, diagonally opposite Kilbride Farm.

Viewing

By appointment - please telephone Reverend David Mitchell on 01700 811045.

Offers

Offers over £25,000 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

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.

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

Kyles Parish Church (Church of Scotland) - Scottish Charity No. SC014928

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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.