

# THE CHURCH OF SCOTLAND EAGLAIS NA H-ALBA



## LUMPHANAN CHURCH AND MANSE, GLEN ROAD, LUMPHANAN, AB31 4PR



The subjects comprise a detached "C" listed former Church and separate "C" listed detached, two storey, former manse situated on the outskirts of the village of Lumphanan.

The church, formerly known as "Stothert Memorial church", was erected circa 1870 and is stone-built, part rendered with a pitched and slated roof. There is a traditional clock and bell tower with a church spire at the front. The church accommodation consists of an entrance vestibule, nave, rear hallway and toilets. It also benefits from former stables which have been split into several rooms with a garage being formed at one end. The graveyard adjacent to the property is within the ownership of the sellers however, this will be formally transferred to the Local Authority prior to completion of any sale.

The former manse is of traditional construction and lies immediately to the east of the church. Its accommodation comprises entrance vestibule, hallway, drawing room, dining room, kitchen, bedroom/study, master bedroom with dressing room, 3 bedrooms, cloakroom with W.C. and wash-hand basin, bathroom and porch all over 2 floors. The manse benefits from adjacent garden ground..

Access is by way of an access road leading from the main public road through to the rear of the manse and into the road. This access road is also shared between the church and manse. Both properties occupy an attractive elevated position benefiting from open views over the village.

Lumphanan is located approximately 26 miles west of Aberdeen city centre and is within easy reach of the nearby towns of Banchory and Aboyne where there is a comprehensive range of shops and several excellent hotels and restaurants. Primary education is catered for in the village with a secondary education available at Aboyne Academy with a school bus service in operation. There are also a range of leisure pursuits including a 9 hole golf course, new club house within Lumphanan and a Community Centre/Sports Centre with swimming pool in nearby Aboyne.

## OFFERS OVER £400,000

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  
Dx ED 144 LP-121, Edinburgh 2

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

## ACCOMMODATION

### CHURCH

It is approximately 18m x 9.4m and consists of the following:-

**Entrance vestibule (2.5m x 2.2m)**

**Main seating area (9.4m x 18m)**



Approximately 15 traditional timber pews, an altar, pulpit and two chairs and a church organ.

**Rear entrance vestibule (3.5 m x 2m)**

**Toilets (5.2m x 1.1m)**

**Outbuilding/garage It is approximately 15.9m x 3.8m**

### Church yard

The church yard is vested in the sellers albeit that the Local Authority maintain this area. Ownership of the church yard will be transferred to the Local Authority prior to completion of the sale. As the church yard has not yet reached capacity there is a possibility of future interments. A right of pedestrian and vehicular access will therefore require to be reserved via either the access road running through the manse ground into the church ground from the main road, or via such other alternative access as might be created by the purchasers at their own cost via the manse ground and on such terms are as satisfactory to the Local Authority, for the purposes of visitors to the church, future funeral processions, maintenance of the church yard by the Local Authority and possibly access for the owners of the church (if both properties are sold separately).

### MANSE



#### Ground floor:-

**Drawing room (4.5m x 5.4m)**

**Kitchen (4.5m x 4.3m)**

Fitting kitchen units and [any kitchen appliances to be added]

**Dining room (6m x 3.9m)**

**Study/bedroom (3.4m x 4m)**

**Bathroom (1.8m x 2.8m)**

Three piece bathroom suite.

**Porch**

**Entrance Vestibule**

#### First floor:-

**Master bedroom with dressing room (4.5m x 5.3m)**

**Bedroom 2 (4.5m x 4.4m)**

**Bedroom 3 (5.3m x 4m)**

**Bedroom 4 (4m x 3.4m)**

**Toilet (1.2m x 2.9m)**

W.C. and wash-hand basin

The manse is subject to a lease which is in the process of being terminated.

### Garden Ground

There is garden ground adjacent to the property.

### SERVICES

The church is served by mains water, electricity and a private drainage system. Heating is provided by 10 wall mounted electric bar heaters but the Sellers give no warranty as to the condition of this system. The manse is served by mains water, electricity and a private drainage system. Hot water and heating is provided by an

LPG heating system but the Sellers give no warranty as to the condition of this system.

### PLANNING

The church and manse are both Grade 'C' listed.

The church falls within Class 10 of the Town and Country Planning (Use Classes) Scotland Order 1997 and could, in addition to religious uses, be used without the necessity of obtaining Planning Permission for change of use, as a crèche, day nursery, day centre, educational establishment, museum or public library.

### FITTINGS AND FIXTURES

The sellers shall have the option to remove the ecclesiastical fixtures and fittings from the church if they so wish and for the avoidance of doubt the following items are excluded from the sale namely, all pews, the pulpit and surrounds, two Communion tables, treadle organ, the bell, granite finial in vestibule and internal memorials. The sellers will exercise reasonable care in the removal of such ecclesiastical items but will not be bound to make good any damage resulting from such removal.

### CONDITIONS OF SALE

The properties are sold as seen and any prospective purchaser will take on any need for repair and upgrading and in particular any repair and upgrading of any electrical or mechanical equipment within the properties.

A right of pedestrian and vehicular access will be reserved via either the access road running through the manse ground into the church ground from the main road, or via such other alternative access as might be created by the purchasers at their own cost via the manse ground and on such terms are as satisfactory to the Local Authority, for the purposes of visitors to the churchyard, maintenance of the church yard by the Local Authority and possibly access for the owners of the church (if both properties are sold separately).

### VIEWING

By appointment. Please contact 0131 240 2263.

### ENTRY

Negotiable.

### OFFERS

Offers over £400,000 are invited for the property as a whole. The sellers are also prepared to consider offers for the properties individually.

All offers should be submitted in writing to:-

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**Church of Scotland Law Department**

**121 George Street**

**Edinburgh**

**EH2 4YN**

**Telephone 0131-240 2263**

**Fax 0131-240 2246**

**E-mail: [properties@cofscotland.orguk](mailto:properties@cofscotland.orguk)**

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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 Email with the Law Department (Email address: [properties@cofscotland.org.uk](mailto:properties@cofscotland.org.uk))

As all 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

**This and our other properties for sale can be viewed at**

**[www.cofsproperties.orguk](http://www.cofsproperties.orguk)**

***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.***