

THE CHURCH OF SCOTLAND

ΕΑΓΛΑΙΣ ΝΑ Η-ΑΛΒΑ



Beath Parish Church, Old Perth Road, Cowdenbeath, Fife



The subjects comprise a traditional stone built Church on the northwest outskirts of Cowdenbeath. The property is in a rural setting, but within easy walking distance of the local secondary school and some shops, and conveniently placed for the main bus route into town.

The Church lies on the edge of the town of Cowdenbeath which benefits from schools, shops and recreational amenities. It is within easy travelling distance of both Dunfermline and Kirkcaldy with their wide range of educational, retail and leisure facilities. The Church is a short drive from the M90 motorway giving convenient access to both Edinburgh and Glasgow.

Offers over £75,000

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



Viewing

For an appointment to view please contact the selling agents on 0131 240 2263.

Entry

Early entry is available.

Offers

Offers over £75,000 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.

Sellers:- The Church of Scotland General Trustees - Scottish Charity Number SC014574.

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:-

The main Church area extends to 183 square metres or thereby, with a first floor balcony occupying approximately 50% of the first floor level. The balcony is accessed from two side doors leading from the entrance vestibule area. There is a small vestry and toilet in a single storey rear annex. Below the annex there is a good sized cellar storage area.

Grounds

Only the footprint of the building is included in the sale, with the surrounding graveyard being in the ownership of the Local Authority.

Services

The property is served by mains water and electricity. Drainage is to a septic tank. Full servitude rights for use of and access to the septic tank will be granted to the purchasers, with obligations to maintain and keep the same in good and safe order at all times, and to make good any damage caused in the exercise of these servitude rights.

Planning

The Church is Category B Listed. It falls within Class 10 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and as such could be used, without requiring Change of Use consent, as a library, museum, art gallery, crèche, day nursery or day centre, for the provision of education, exhibition space or public hall, as well as a place of worship. It may be possible to obtain consent for change to residential use, although this cannot be warranted. Prospective purchasers are invited to direct their enquiries to Fife Council, Development Services, Forth House, Abbotshall Road, Kirkcaldy KY1 1EP.