

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



Former Clifton Church, Muirycall Street Coatbridge ML5 3NH



This fine stone built former Church is situated in a prominent location on the corner of Muirycall Street and Jackson Street, a short distance to the north of the centre of Coatbridge.

The building is Listed Category B, and dates from approximately 1874 and the octagonal lantern on the clock tower is a landmark. Excellent opportunity for development subject to obtaining the usual consents.

The building is situated on the south side of Muirycall at the Junction with Jackson Street within the Cliftondale/Dunbeth area of Coatbridge. The Church is attached to the former Manse at 132 Muirycall Street, which is being advertised for sale separately. The surrounding area is predominantly residential in nature with Coatbridge High School lying directly opposite.

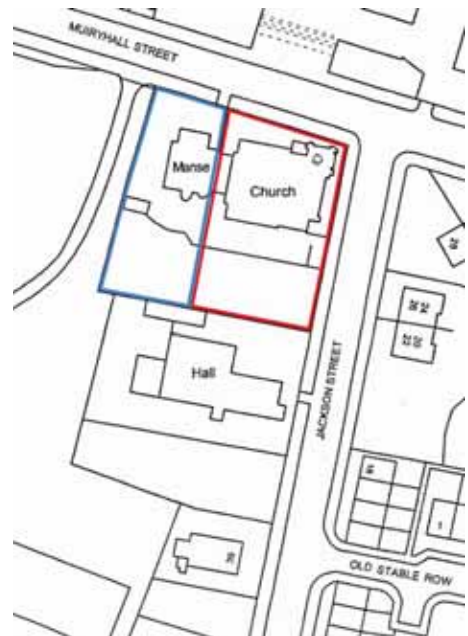
The town of Coatbridge is situated approximately 10 miles to the east of Glasgow City Centre. Coatbridge is situated on the A89 linking with Airdrie to the east and Glasgow to the west. The M8/A8 network lies approximately 2 miles to the south. There are reasonable public transport links to the area including a number of main line railway stations which link with both the centre of Glasgow and a number of surrounding Lanarkshire towns.

OFFERS AROUND £180,000

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



The main building is of traditional sandstone construction and dates from the 1874. The property is 2-storey in nature with original stone finishes to all external elevations. The main building is surmounted by a pitched roof which has a tiled finish. There is a substantial clock tower formed in ornately designed stone work which rises to a significant height.

ACCOMMODATION

Interior

Entrance areas to front leading to ground and first floor seating areas with vestry, toilet and separate accommodation to the west. Basement, boiler room.

Ground Floor (363.78 sq m)

The main Church provides a good sized open plan seating area at ground level with further seating within the upper floor. The property is finished throughout to a traditional Church standard with the floors being principally of suspended timber or a combination of original timber and carpeted finishes with the wall finishes being a combination of timber lined and painted with the ceiling finishes primarily tiled with a timber inlay. To the rear of the Church is the main vestry with a suspended timber floor with vinyl finish, painted and papered wall finishes and painted timber ceiling. There is a single toilet compartment accessed from the vestry. There are separate ladies and gents toilet compartments.

Basement (19.14 sq m)

There is a small basement near the access from the front vestry which incorporates the main boiler.

Upper Floor Seating (193.99 sq m)

To the front seating areas finished to a similar standard to the main Church and to the rear a further upper floor section accessed from a steeply sloping staircase which previously housed the organ.

First Floor Stores (47.39 sq m)

There are limited storage facilities within the front tower.

Exterior

Garden ground to rear

Planning

The property is Listed Category B and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997 and alternative permitted uses within this class include a creche, day nursery, day centre, educational establishment, museum or public library.

Interested parties are invited to discuss their proposals with North Lanarkshire Council Planning Department.

Rateable value

Currently £26,250 (please note that this rateable value also includes the Church Hall which is being advertised for sale separately).

Services

The property has mains water, electricity and gas supplies and drainage to the public sewer. Space heating is provided to all the main accommodation areas. An Energy Performance Certificate is available for this property.

Fixtures and fittings

All fixtures and fittings as remain in the building are included in the sale.

Entry

Early entry available.

Viewing

By appointment please contact Mr Marwick on 01236 423 276 or Mr Sprott on 01236 423 588 or Mr Williamson on 01236 422 876.

Offers

Offers around £180,000 are invited for the Church 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.