

# THE CHURCH OF SCOTLAND EAGLAIS NA H-ALBA



## Greyfriars John Knox Church, Queen Street, Aberdeen AB10 1AP



Imposing Perpendicular Gothic Church building constructed in 1903 and designed by renowned local Architect A. Marshall Mackenzie to form the southwest corner of the adjoining Marischal College. The building is listed (Grade A) and has net internal floor areas of 391 m<sup>2</sup> and 263m<sup>2</sup> on ground and lower ground/basement level respectively. It has traditional solid granite walls, spire with facing stone finish and a pitched/slate roof cover.

The building is situated on the north corner of Queen Street and Broad Street within Aberdeen's central business district. The subjects are within close proximity to Union Street, the Bon-Accord and St Nicholas Shopping Centres as well as both Robert Gordon University and Aberdeen College.

The sale of this building presents an excellent opportunity for conversion to residential units, development as offices or for other leisure or commercial purposes, subject to obtaining the usual consents.

### Offers over £1,250,000 are invited

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

**LAW DEPARTMENT**  
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Depute Solicitor

### The Property

This Church with its impressive and imposing tower is an important building in the city centre and a defining landmark. It was built as a replacement for the original collegiate Church built in 1532 on this site, which was incorporated into Marischal College in 1593 and later demolished. After much negotiation between the Town Council, Church and University, Marshall Mackenzie built this replacement in the same style as the college extension. It formed an integral part of the whole site.

Taking its cue from Marshall's celebrated Gothic addition to Marischal College, the Greyfriar's Church is embellished with an array of finials and crockets. A 16th century tracery window has been incorporated into the present church and now has stained glass by C. E. Kempe.

A. Marshall Mackenzie (1843-1933) was a Scottish architect of national repute. His output includes many significant public buildings in Aberdeen including The Harbour Offices and Aberdeen Art Gallery.

### ACCOMMODATION:-

Entrance elevation to Broad Street with steps leading to central entrance porch. Multi panelled decorative 2-leaf timber entrance door.

### Ground floor:-

#### Entrance vestibule

Main Church area-with nave and single aisle. Large 16th century 7 light tracery window to chancel. Granite pulpit, timber pews and carved timber choir stalls in chancel.



### Vestry

Storage and circulation areas.

**Net internal floor area 391 sq m (4,207 sq ft) or thereby**

### Lower ground/basement level:-

West Hall, East Hall, Kitchen, Male and Female WCs, storage rooms and circulation areas.

**Net internal floor area 263 sq m (2,830 sq ft) or thereby.**

### Additional Accommodation:-

Balcony area fitted with timber pews.

Spire store room.

### External

Private rear yard which can accommodate 2/3 cars.

### Fittings and fixtures

The Seller reserves the right to remove the ecclesiastical fittings and fixtures including, without prejudice to the foregoing generality, the polished granite pulpit, carved timber choir stalls, the pews and the free standing stained glass window panel in the balcony. The organ is excluded from the sale. The Seller will exercise reasonable care in the removal of these reserved items but will not be bound to make good any damage resulting from such removal. If the Purchaser intends to apply for Planning Permission for Change of Use of the building, the Purchaser will include in the application for Planning Permission an application for listed building consent in respect of the removal of the reserved items.

### Services

The Church is served by mains electricity, water and drainage.

### Rateable Value

£6,500 (based on current use)

### Planning

The Church is Listed (Category A) as being of special architectural/historical interest. In both the current and new Local Plans the building is in an area zoned for mixed use and a range of uses would be accepted. In response to enquiry, Aberdeen City Council Planning Department and Historic Scotland have indicated that, whilst in the usual way officers are not able to comment on the merits of a proposal until a specific application is made, typically as long as the building's exterior is unchanged and interior features underlying the listed status are not altered and/or are protected, a change of use and alterations is likely to be allowed.

Interested parties are, however, invited to contact the Planning Department on 01224 523470 to discuss their proposals.

### Entry

Entry by arrangement, early entry available.

### Viewing

Viewing by appointment. Please telephone 01224 314377 / 07821631362 or 01224 483169 / 07946980029 to arrange an appointment.

### Offers

Offers over £1,250,000 are invited for the Church and 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.org.uk](mailto:properties@cofscotland.org.uk)

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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 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.

### SCHEDULE OF CONDITIONS

1. The Church is a former Burgh Church in respect of which Aberdeen City Council has a right of pre-emption. Once offers have been received, the Council will have the opportunity to purchase the Church at the price and on the same terms and conditions as the Sellers indicate they are willing to accept. The Council will have to accept or decline the offer within one month of being notified of its terms.

2. The Sellers reserve the right to request a deposit of 5% of the purchase price payable on conclusion of missives and refundable only in the event of the transaction failing to complete due to the actings of the Sellers.

3. The subjects shall be sold under burden of and there will be excepted from warrandice any existing rights of way, servitudes, wayleaves and water and drainage rights, however, constituted, which may affect the same.

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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.*