



**Muckle Kirk, 51 Maiden Street, Peterhead, AB42 1EE**



## Property

This spacious A listed church dates back to 1804 and is located on Maiden Street in Peterhead, Aberdeenshire. The church benefits from having a prominent position just outside the town centre and harbour views within close walking distance.

The property comprises of:

**Ground Floor:** Open plan church area with balcony, ancillary teaching rooms and separate office. Two fixed staircases at both sides of the church hall provide access to the mezzanine/balcony above.

**First Floor:** Hall, kitchen and toilets

## Area

Ground Floor: (658.24 sq m 7085 sq ft)

Mezzanine: (343.37sq m 3696 sq ft)

First Floor: (175.03 sq m 1884 sq ft)

Total: 1,176.64 sq m 12,665 sq ft)

## Services

The property is connected to mains supplies of water, gas and electricity.

Drainage is connected into the main public sewer.

## Planning

As a category A listed building within a conservation area, further controls are imposed by Planners to protect the architectural or historic interest of the building. Any proposed alteration may require listed building consent. The subjects are also located within a conservation area and is designated by the Planning Authority to preserve character. They require planning permission to be sought for a range of works that would otherwise be considered permitted development. The subjects will benefit from an unrestricted Class 10 (non-residential institutions) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.



## EPC

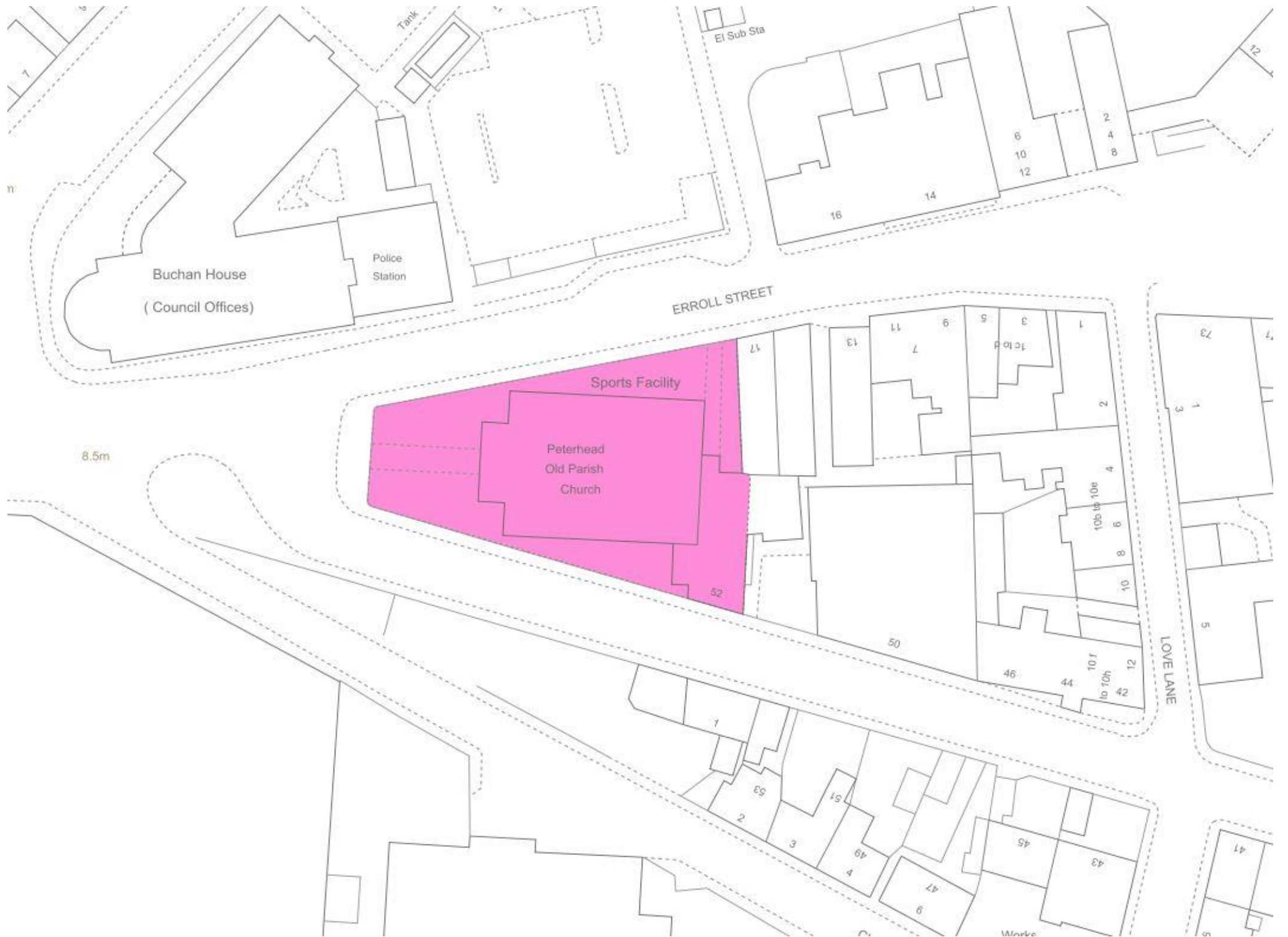
Rating E

## Local Area

Peterhead is Aberdeenshire's second biggest town with a population of approximately 20,000. The local industry is mainly tourism and fishing - with Aberdeen itself approximately one hours drive away, offering commuting distance.

There are many local amenities nearby such as shops, supermarkets, bars and restaurants.

Peterhead is approximately 30 miles north of Aberdeen and nearby towns such as Ellon. There are good bus links to the city and surrounding areas with a great range of primary schools and Peterhead Academy nearby. Peterhead has many great walks in and the surrounding areas.









# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.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, via a Scottish solicitor, in writing or by Email 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 they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC009990

