



St Ninian's Parish Church, 11 Norfolk Road, Greenock, PA16 0JG

Property

Large detached church and separate church hall on an extensive level site situated in the busy town of Greenock. Ideal development opportunity.

Area

Church Building

Lower Ground Floor: 393.59 sq.m. (4,237 sq.ft.)

Ground Floor: 158.62 sq.m. (1,707 sq.ft.)

Total: 552.61 sq.m (5,944 sq.ft)

Church Hall

Ground Floor: 429.19 sq.m. (4,620 sq.ft.)

First Floor: 115.85 sq.m. (1,247 sq.ft.)

Total: 545.04 sq.m. (5,867 sq.ft.)

Services

The property is connected to mains supplies of water, electricity and gas. Space heating is provided throughout by wall mounted radiators which are serviced by a communal boiler that serves both buildings.

Planning

The property could be used, without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, retail space or community resource subject to obtaining appropriate consents. Re - development of the site is possible, again subject to the usual consents.



EPC

Church - Rating D

Church Hall - Rating C

Local Area

Local amenities including both primary & secondary schooling are close by. There are good local bus routes and arterial road links within the area. These connect via Port Glasgow to the A8 and M8 motorways serving Paisley, Glasgow Airport and Glasgow City Centre. The mainline train station provides excellent services to Glasgow Central. Recreational amenities in the area include several quality golf courses and leisure facilities



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

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 SC011353

