

# Rathven Church, Hall and Car Park, Main Road, Rathven, AB56 4DW

THE CHURCH OF SCOTLAND

EAGLAIS NA D-ALBA



## Property

A rare opportunity to purchase this traditional Church, separate Church hall as well as the car park across the road from the building.

The property comprises:

Church: Worship area with balcony, vestry, WC

Church Hall: Open plan hall, kitchen, WC's

## Area

Church – 296.74 sq m, 3194 sq ft

Church Hall – 138.58 sq m, 1492 sq ft

Total: 435.32 sq m, 4686 sq ft

## Services

The property is connected to mains supplies of water and electricity. Drainage is connected into the main public sewer.

## Planning

The subjects are B-Listed and 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. The property 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. Conversion to residential accommodation might also be possible, again subject to the usual consents.



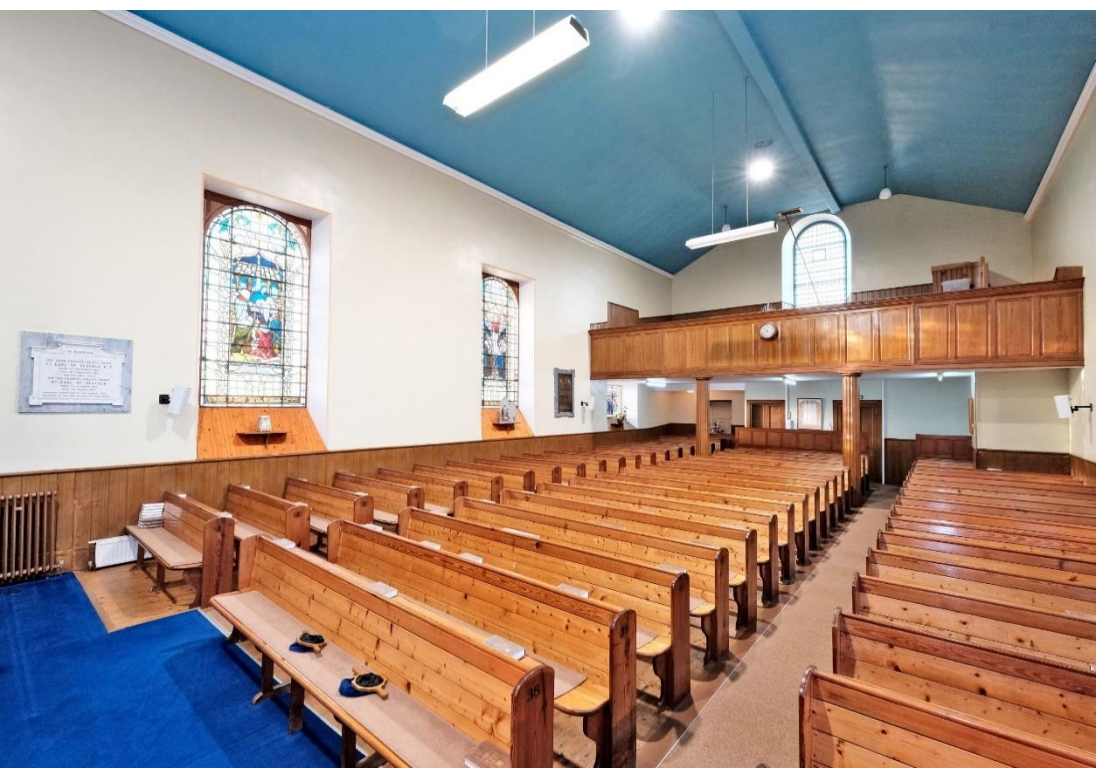
## EPC

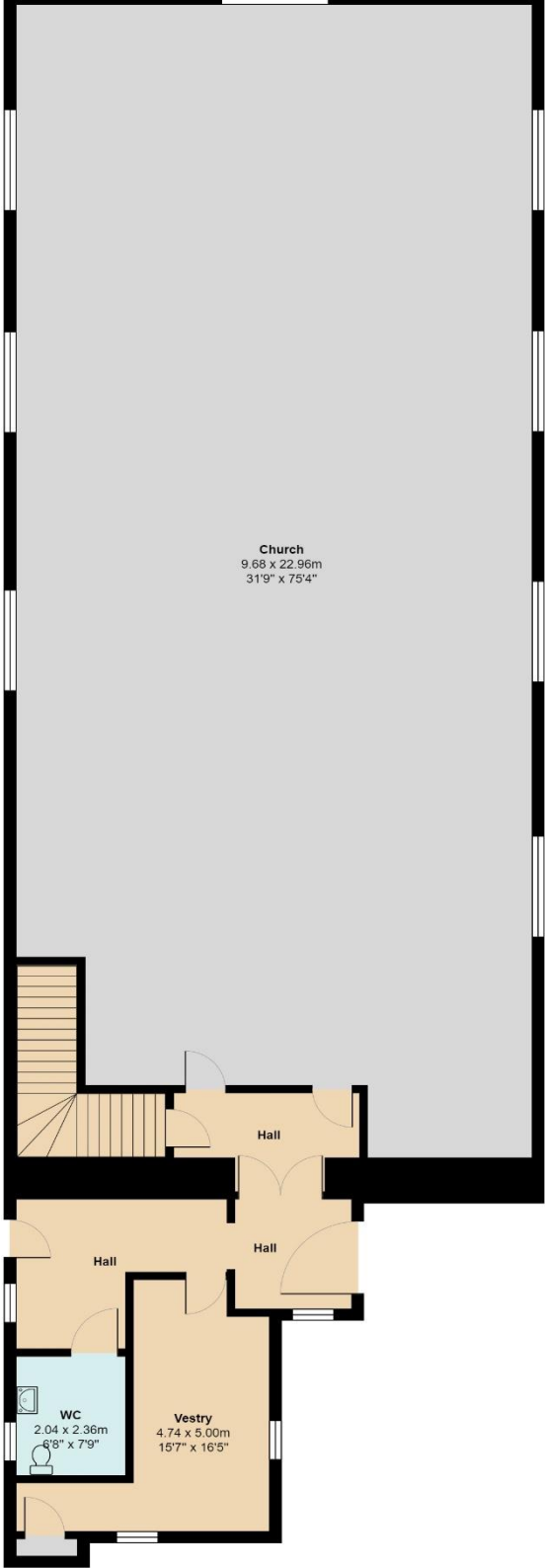
Church - G

Church Hall - C

## Local Area

Boasting views across the Moray Firth, with cycling, country and beach walks nearby. Buckie offers educational facilities, both primary and secondary level; transport links and shopping. For those seeking outdoor activities, the scenic coastal paths and beautiful beaches near Buckie provide a perfect backdrop for leisurely strolls and enjoying the breath-taking landscapes. The town is located 55 miles east of Inverness and 17 miles from Elgin. The A98 lies immediately south of the town and provides access to the A96 to the south west.





# 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 SC011353

