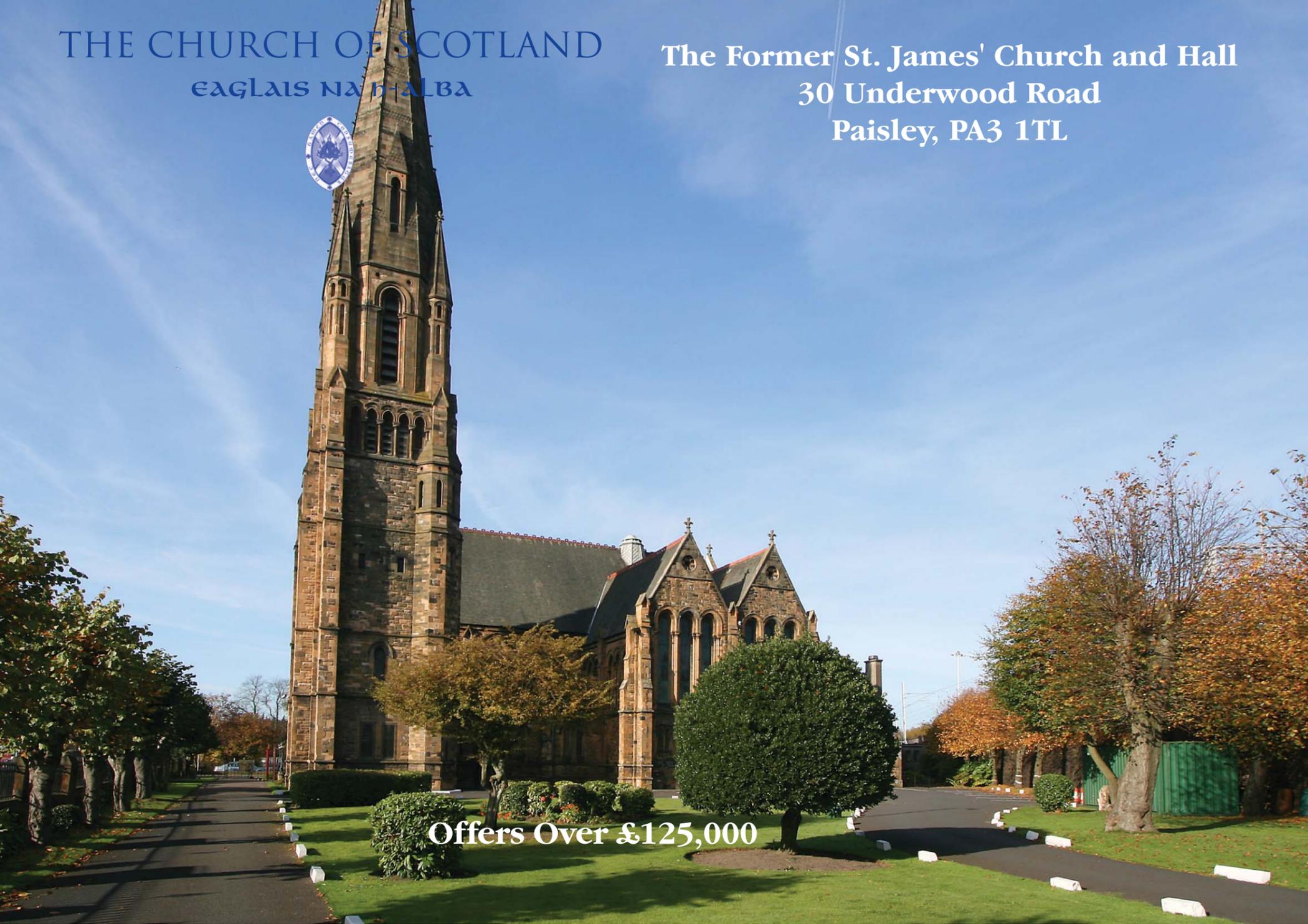


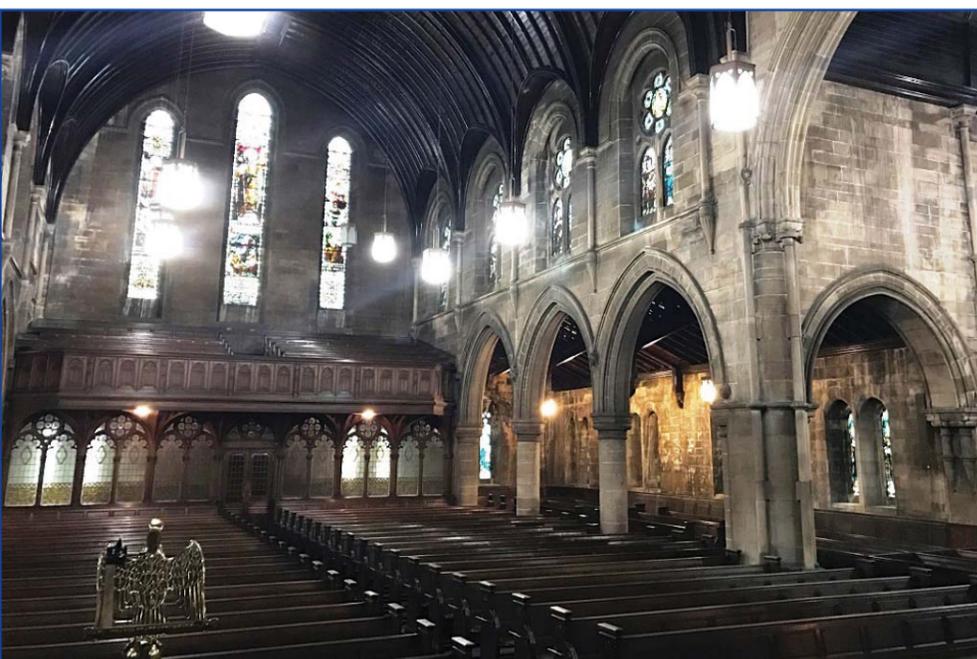
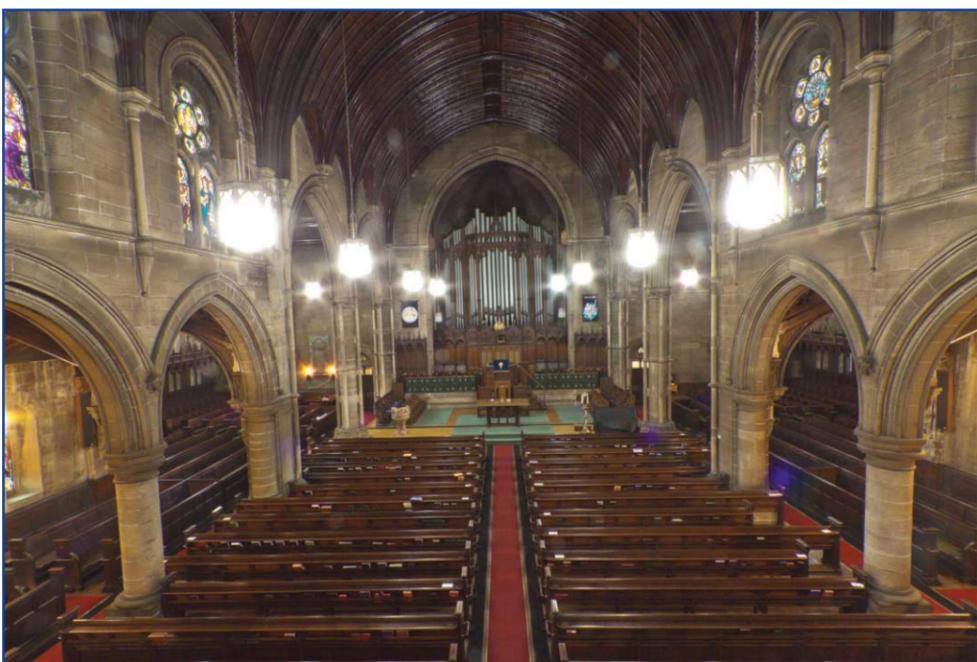
THE CHURCH OF SCOTLAND
EAGLAIS NA H-ALBA



The Former St. James' Church and Hall
30 Underwood Road
Paisley, PA3 1TL



Offers Over £125,000



DESCRIPTION

An impressive church and hall located in the town of Paisley, nine miles west of Glasgow. This substantial, Gothic style Church with steeple was constructed during the 1880's.

A large, integrated Church hall is situated to the rear. A single storey extension has been added to the hall, providing a smaller hall, meeting rooms and toilet facilities. Internally, the Church is very striking in its appearance, with a wonderful nave and chancel, with organ still in situ. Benefitting from natural light, provided by the stain glass windows, the ground floor provides a large space for seating, with a gallery above the entrance.

To the rear of the Church is the bright and spacious Church hall which incorporates a stage.

GROUNDS

Externally, there are well-maintained grounds with a single track drive providing access to the carpark which lies to the eastside of the buildings. There is currently space for 13 cars.

SERVICES

The property is connected to mains supply of gas, water and electricity and drainage. Space heating is provided throughout the building.

ACCOMODATION

Gross Internal Floor Area- 1,163 sq m (12,524 sq ft)

Site Size- 0.491 hectares (1.21 acres)

PLANNING

The building is Category B* listed and has planning permission for its existing use as a Church. The building falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997 and could, in addition to its current use, be used without the necessity of obtaining planning permission for change of use, as a crèche, day nursery, day centre, educational establishment, museum or public library. It has potential for a variety of other uses, subject to obtaining planning and listed building consents. Any interested parties are invited to discuss their proposals with the Planning Department of Renfrewshire Council at 0300 300 0144 or dc@renfrewshire.gov.uk.

*Historic Scotland Ref: LB39125

PLEASE NOTE

The following items may not be included in the sale and the Seller reserves the right to remove them: the pews, pulpit, organ and organ angel, church bells and any remaining communion ware. The sellers will exercise reasonable care in the removal of these items but will not be bound to make good any damage caused.



LOCATION

Paisley is the largest town in Scotland and situated in Renfrewshire, a few miles west of Glasgow and only two miles from Glasgow International Airport.

The town offers excellent transport links to and from Glasgow City Centre, including a direct rail link and the M8 Motorway network.

Paisley is bidding to become the UK City of Culture 2021 due to its internationally significant collection of heritage and cultural assets.

There is an excellent selection of high street shops, schooling and services available in the town and Renfrewshire offers countless leisure pursuits including several top class golf courses, sport centres and cinema complexes.



VIEWING

By appointment through the Church of Scotland Law Department on 0131 240 2263.

OFFERS

Offers over £125,000 are invited. Offers should be submitted in writing, through a Scottish solicitor, 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

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 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.

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

The Church of Scotland General Trustees Scottish Charity Number – SC014574.