



Church Hall at 60A Back Rogerton Crescent

Auchinleck

KA18 2DU

Property

Detached former church hall located set within a good-sized site in the village of Auchinleck in the heart of Ayrshire.

The property sits in a prime location within easy walking distance of the local primary school, train station, doctor's surgery, local stores and all other local amenities and transport links.

The single storey property, with basement was constructed in 1951 and was formerly Peden Church, has been extended on the north side at the east end of the main building.

Internally the property provides hall and ancillary accommodation comprising storage, gents, ladies and disabled toilets and a kitchen. The ancillary accommodation and smaller meeting room are on a raised level accessed from a flight of stairs.

Gross Internal Floor Area: -

Ground Floor: 453.60 sqm

Basement: 19.71 sqm

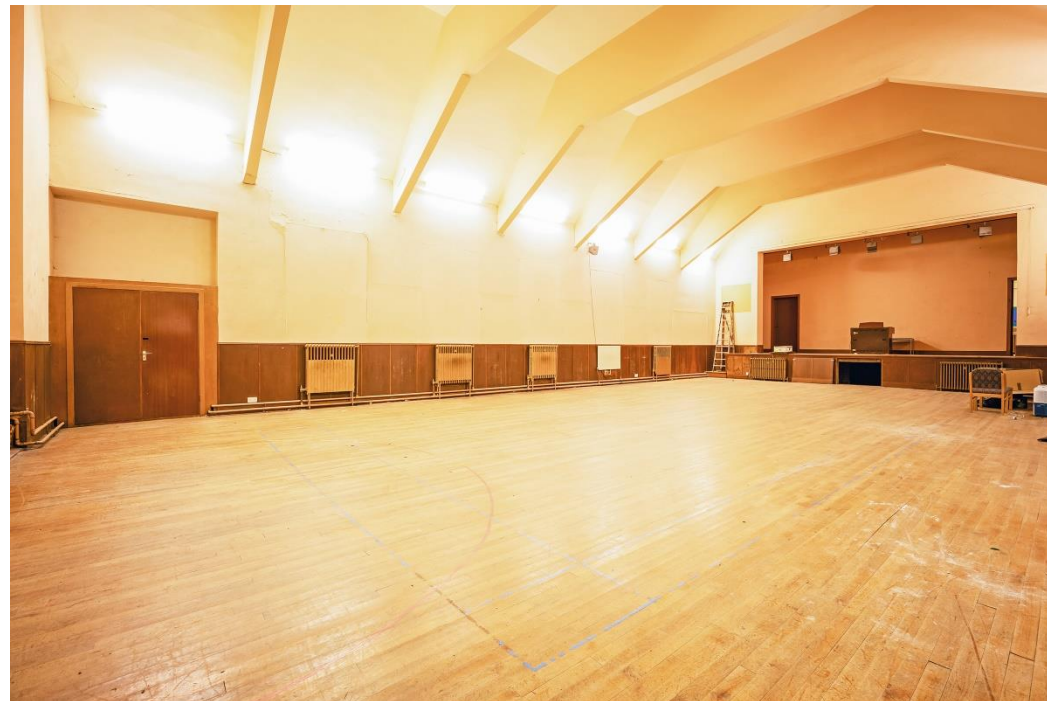
Total: 473.31 sqm

Services

The property is understood to be connected to mains supplies of electricity, gas and water, with drainage to the main sewer.

Grounds

The subjects are situated within an irregularly shaped site which has a driveway/ parking area and the grounds have been laid with soft landscaping and trees. The site area extends to 0.328 hectares (0.812 acres) or thereby.





Planning

The hall is not 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.

It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, hospitality and restaurant, retail space or community resource subject to obtaining appropriate consents.

Conversion to residential accommodation might also be possible, again subject to the usual consents.

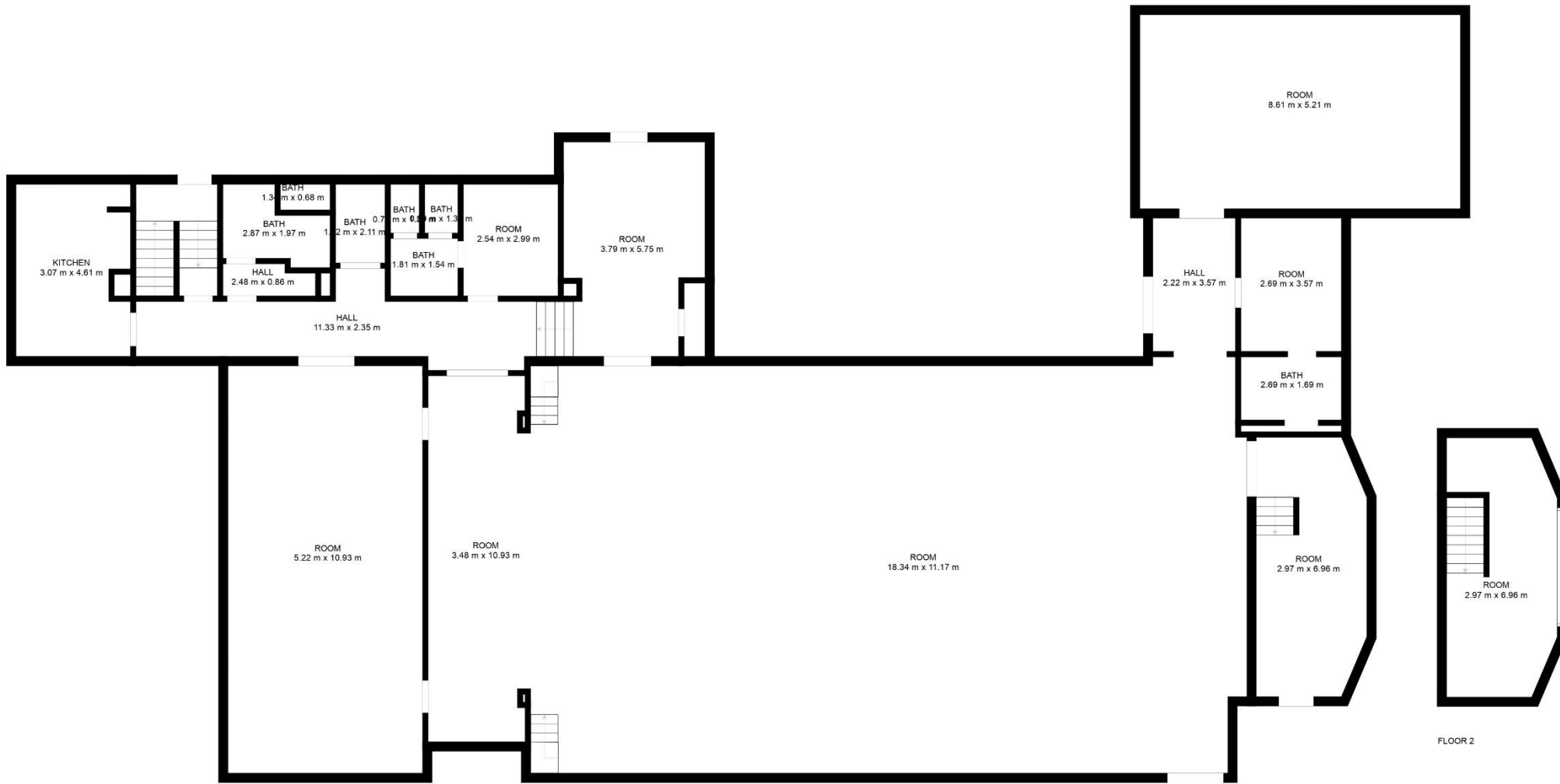
EPC Rating- G



Local Area

Located in a popular area of Auchinleck the property is within a short distance of popular local schools and has public transport connections located very close by. Auchinleck has a good-sized Tesco, popular bars and a restaurant and train station connecting to Kilmarnock/Glasgow.

Ayr and Kilmarnock towns are located within 30 minutes' drive, both regional centres offering an array of amenities and services.



FLOOR 1

FLOOR 2

Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

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

