

# New Deer St Kane's Church, Church Crescent, New Deer, AB53 6WD





# Property

Traditional detached church building situated within the well-established village of New Deer. The property comprises:

Main church sanctuary, mezzanine balcony, vestry, kitchen space and a WC.

## Area

Ground Floor - 426.80sq m, 4,594sq ft

Mezzanine - 218.19sq m, 2,349sq, ft

TOTAL - 644.99sq m, 6,943sq ft

## Services

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

## Planning

The B listed building 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. Conversion to residential accommodation would also be possible, again subject to the usual consents.

The sellers may intend to remove the organ (subject to listed buildings consent) and the sellers also retain the right to remove the war memorials and ecclesiastical fixtures and fittings.



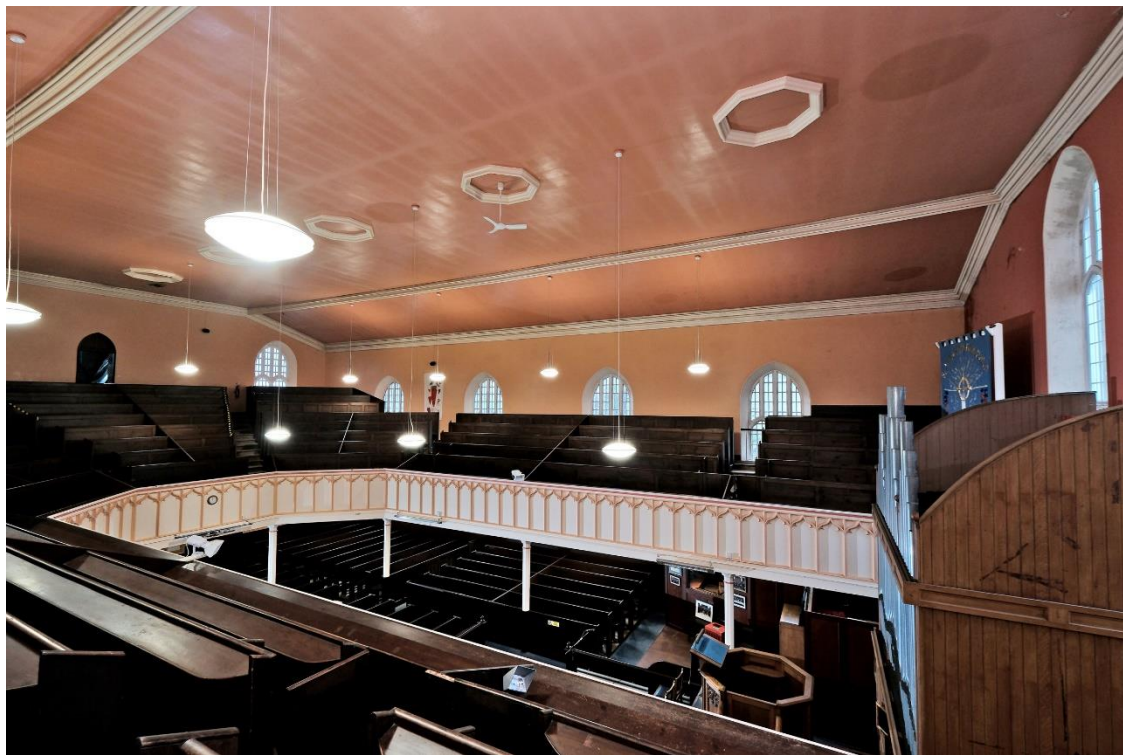
## EPC

Rating C

## Local Area

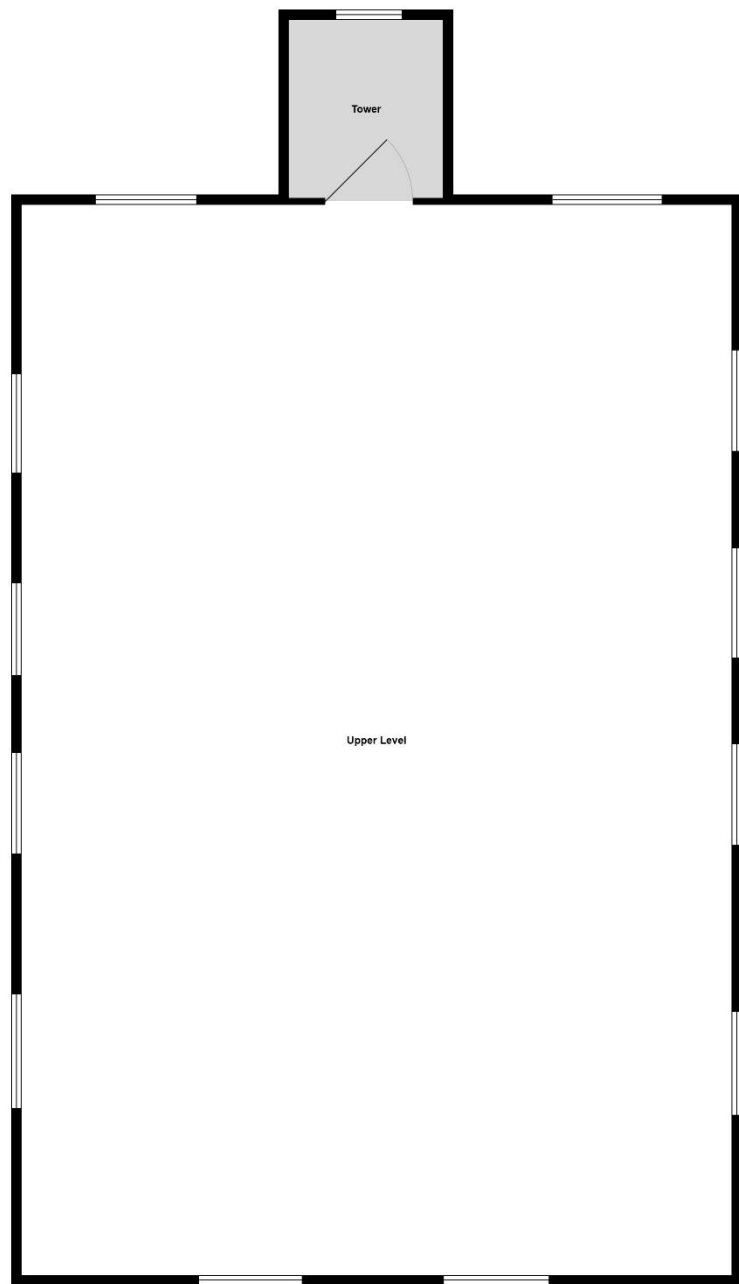
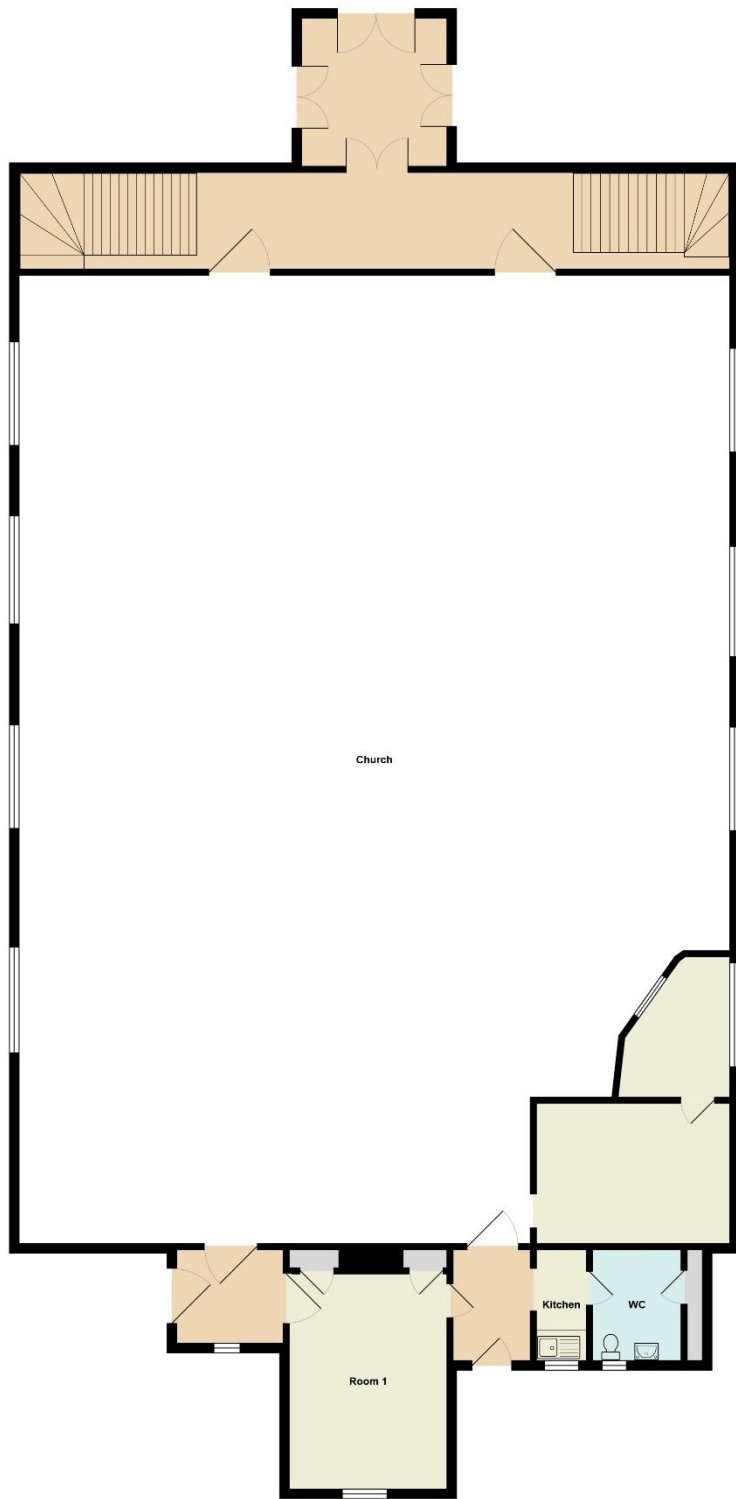
The village of New Deer hosts a selection of shops and amenities all within walking distance. New Deer Primary School is based within the village and secondary education is provided at Mintlaw Academy. A wider variety of amenities can be found in nearby town of Ellon such as a supermarket, medical centre, hotels, restaurants and cafes. The property is within easy commuting distance to Aberdeen City, being approximately a 40 minutes' drive. The area is popular for golfing, fishing and has plenty of nature walks to enjoy the outdoors.



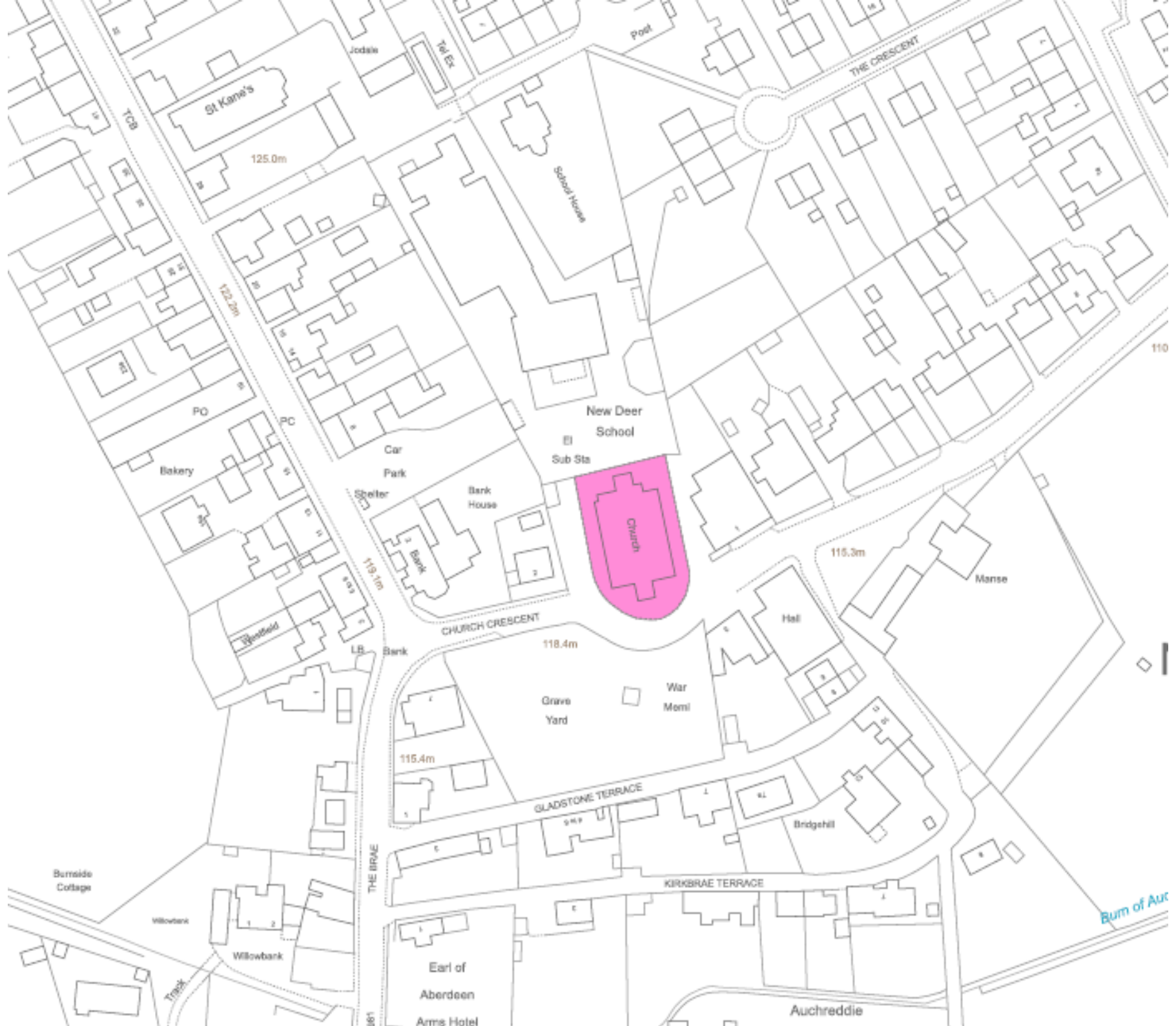












# Offers

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



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 SC014574

