

# St Martins Church, St Martins, Perth, PH2 6AQ

THE CHURCH OF SCOTLAND  
EAGLAIS NA B-ALBA





## Property

This charming traditional church dates back to 1842 and is set within a wonderful rural location. The property is constructed of solid stone walls with a dressed ashlar finish under a multi-pitched and hipped timber framed roof overlaid with slates.

The property comprises:

Ground floor: Pulpit, nave and transept with aisles on either side of the pulpit

First floor: Gallery/mezzanine on three sides

The Session house is also included in the sale.

## Area

Total gross internal area: 340.79 sq m, 3,668 sq ft

## Services

The property is connected to the main supply of electricity. A diesel-fired boiler provides heating. There is no water connection to the property and also no WC, therefore the property is not connected to the public sewer or any other drainage system.

## 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.

## Fixtures & Fittings

The sellers reserve the right to remove ecclesiastical fittings within the building. The Macdonald Memorial bust and plinth may be removed and may not be included in the price.



## Access

Surrounding graveyard is owned by Local Authority

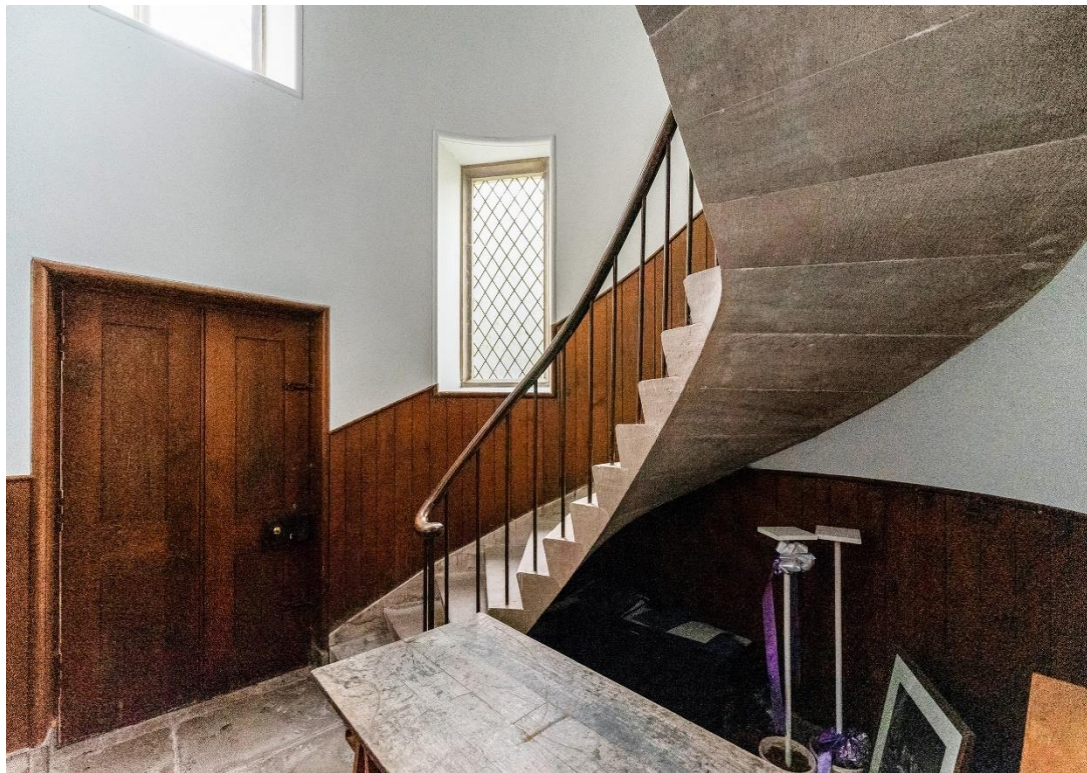
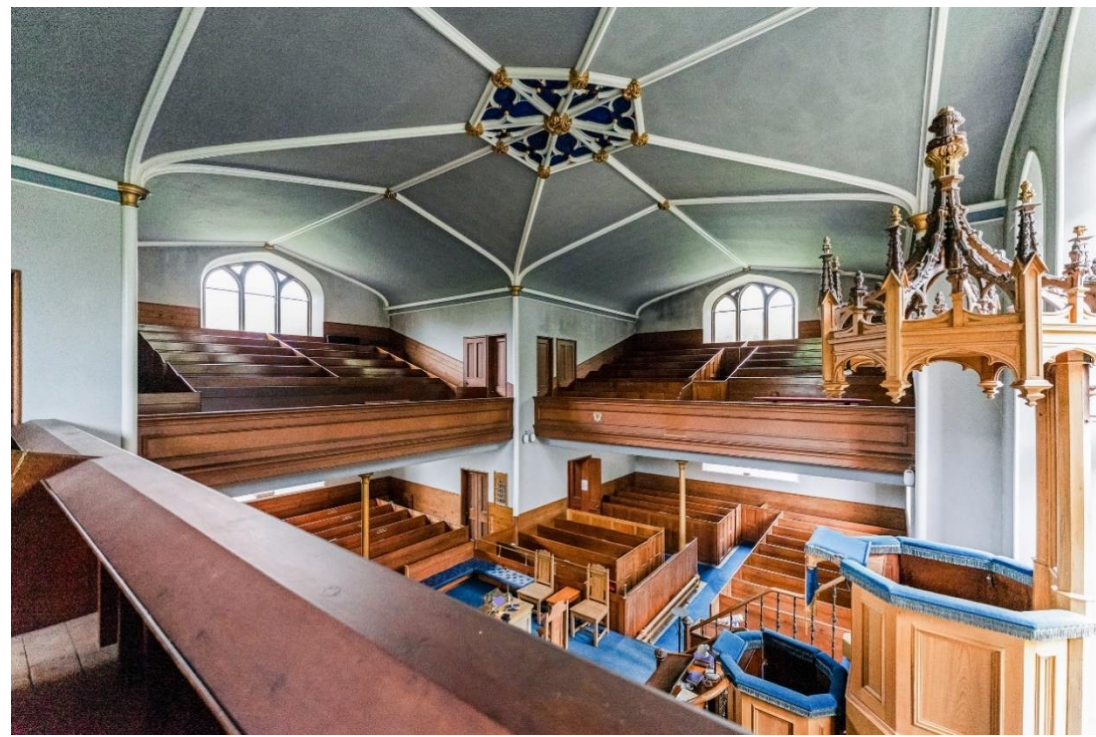
## EPC

Rating: G

## Location

St Martin's Church is located in the parish of St Martins, 6.5 miles northeast of Perth. Access to the church is by the A93 (the low road) and the A94 (the high road). From the low road, access to the property is via an unnamed single-track farm road. From the high road, access is via the village of Balbeggie and St Martins Road. Nearby towns include Guildtown, 2.5 miles northwest; Coupar Angus, 9 miles northeast; and Blairgowrie, 12 miles northeast. The property is not serviced by public transport and can only be accessed by car.







# 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

