
THE CHURCH OF SCOTLAND
eaglais na h-alba
Stenhouse and Carron Church, 153 Church Street, Stenhousemuir, FK5 4BU

Property

Attractive A-listed church set within an established residential area, benefiting from parking and surrounding grounds. The building combines Romanesque, Gothic and Arts & Crafts influences, creating a distinctive and characterful property.

The property comprises three distinct elements: **the Church, Church Hall and Merrow House**.

Church - Open-plan worship space with seating area and gallery viewing section.

Hall-Main Hall, kitchen and male and female WC facilities.

Merrow House –Ground Floor: Break room, kitchen, vestry, hall, office, WC and storage cupboards.
First Floor: Six office suites, WC facilities and a storage cupboard.

The sale includes the surrounding land, as outlined on Page 5.

Area

TOTAL 1,066.42 sq m 11,480 sq ft

Services

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

Planning

The property is A-listed. It 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.



EPC Rating: **C**

Local Area

Situated within the established town of Stenhousemuir, the property enjoys a convenient location close to a wide range of local amenities, including shops, cafés, supermarkets and everyday services. The area is well served by primary and secondary schools, leisure facilities and public parks, with nearby Falkirk offering an extensive range of retail and recreational attractions.

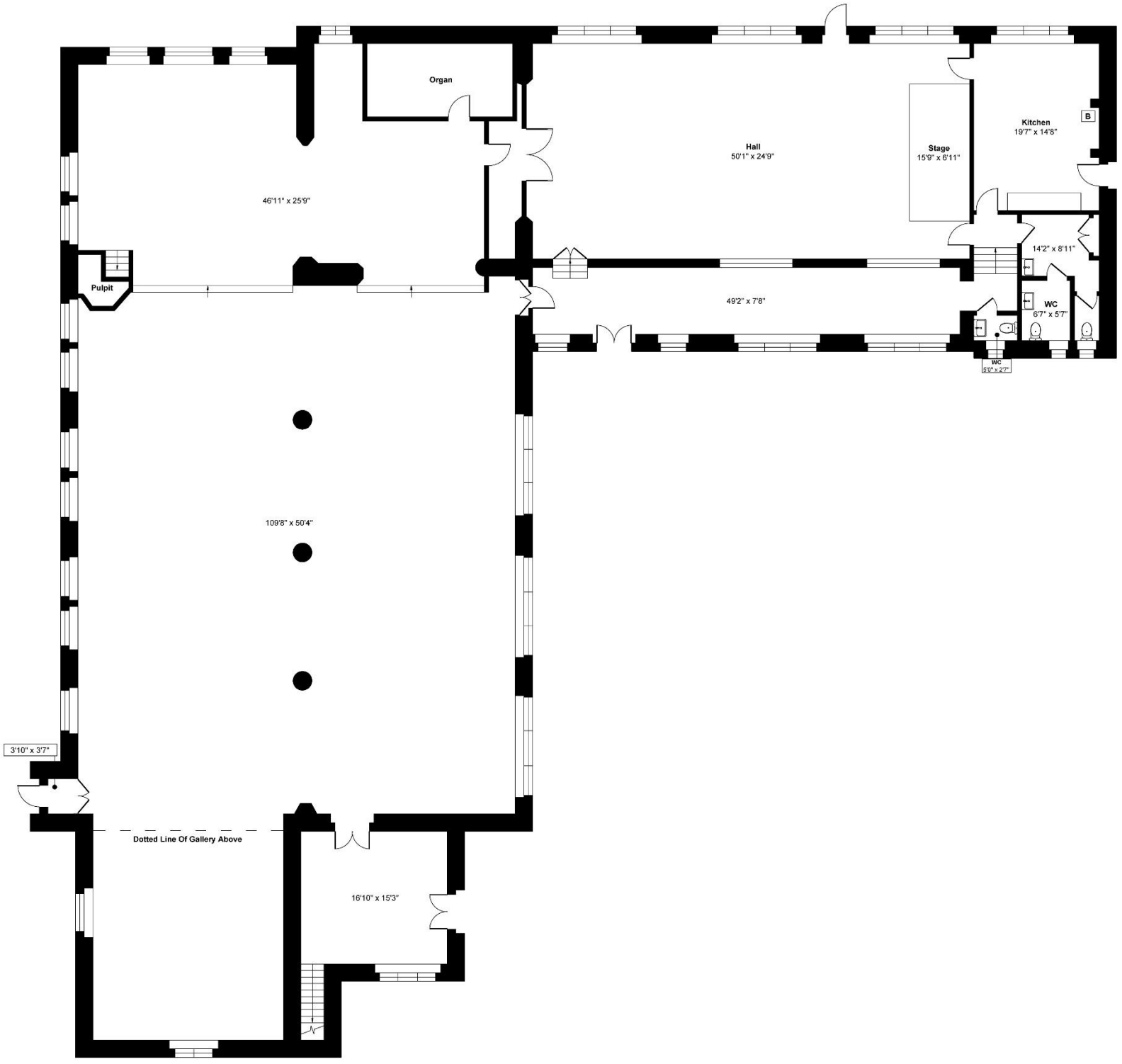
The location benefits from excellent transport links, with easy access to the M80 and M9 motorways providing straightforward travel to Glasgow, Edinburgh and the wider Central Belt. Regular bus services operate throughout the area, while nearby Larbert and Falkirk Grahamston railway stations offer direct connections to Scotland's major cities.





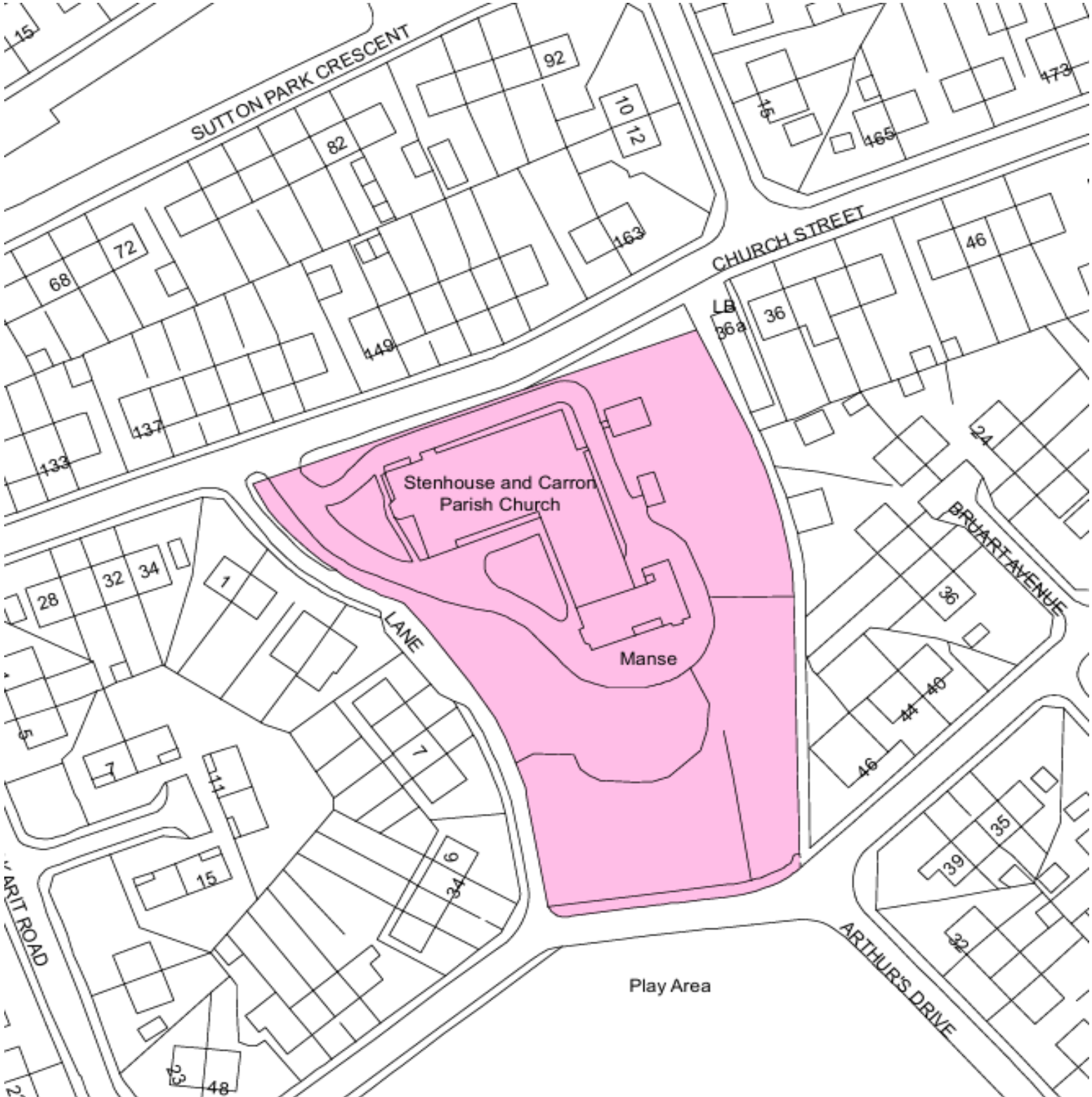






Ground Floor

Approx. Gross Internal Floor Area 7801 sq. ft



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Offers

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

The Church of Scotland
Law Department

121 George Street
Edinburgh
EH2 4YN
Telephone: 0131 240 2263
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 SC014574



