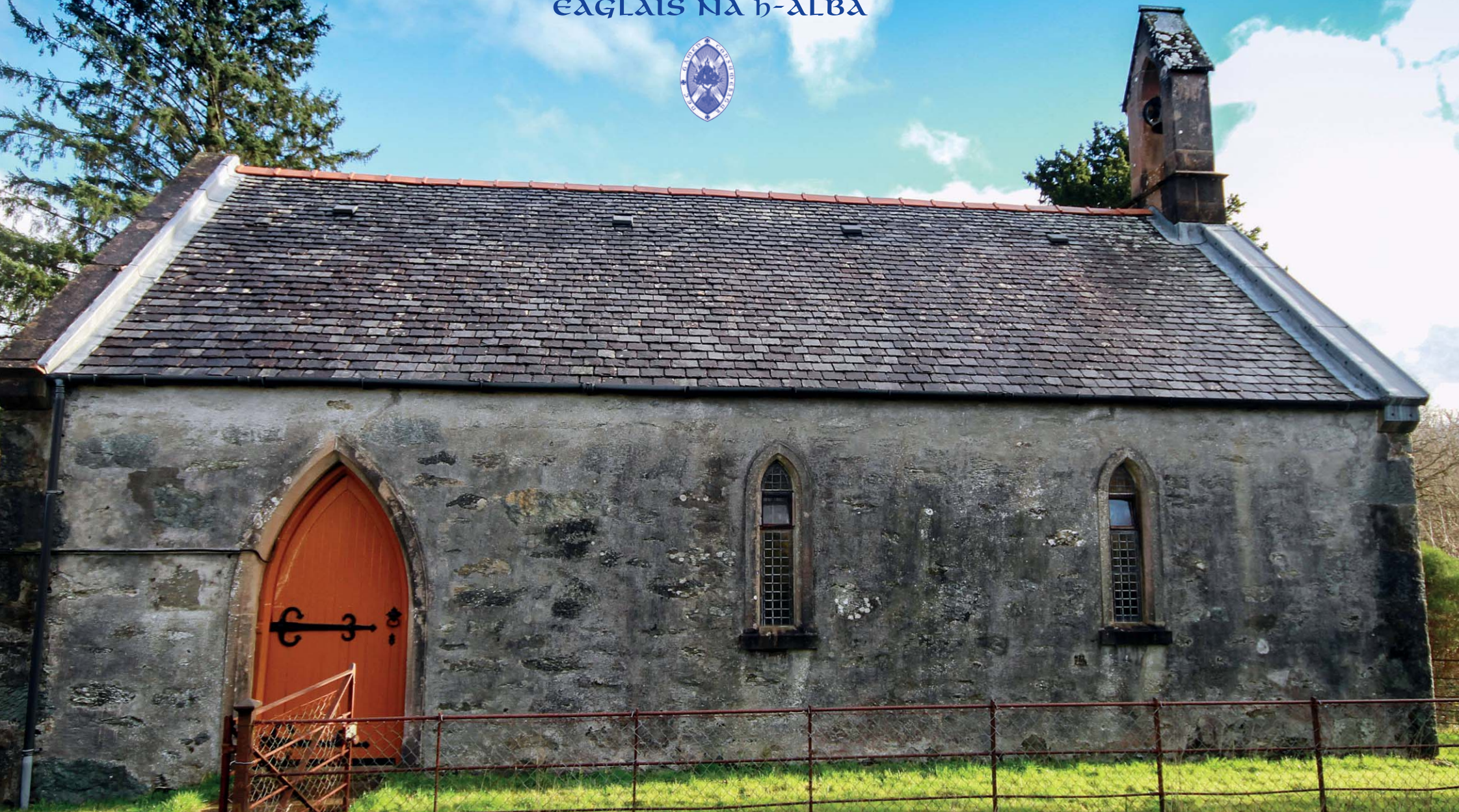


THE CHURCH OF SCOTLAND
EAGLAIS NA h-ALBA



Ford Church, Ford, Lochgilphead, PA31 8RH

Property

Attractive village Church situated within the village of Ford near Lochgilphead in Argyll. Surrounded by natural beauty, Ford Church is in a picturesque location.

Built in the late 1800s, the church has been well maintained and is a simple rectangular building, with a gabled double pitch roof and suspended timber flooring. There are some lovely original features including beautiful stained glass windows. The accommodation comprises the main sanctuary, entrance vestibule and cupboard.

Services

The church benefits from mains electricity and heating is provided by panel and under-pew heaters. There are no other service connections although it is understood mains water and drainage are available in the vicinity. Purchasers will require making their own arrangements for connection.

Planning

The Church is not listed, and could be used, without the necessity of obtaining change of use consent, as a Creche, day nursery, day centre, educational establishment, museum or public library. It also has potential for a variety of other uses, such as retail, commercial or community uses, subject to obtaining the appropriate consents. Conversion to residential accommodation is also possible, again subject to the usual consents.

EPC Rating – G





Grounds

The sellers own only the footprint of the building and the grassed area between the Church and the road. Additional land may be available from the Forestry Authority, who own the surrounding land.

Local Area

Ford is a small village at the southern end of Loch Awe in Argyll approximately 12 miles from Lochgilphead and 30 miles from Oban.

Lochgilphead provides all the necessary amenities such as schools, local shops, cafes, pubs, restaurants, hotels, supermarket, GP surgery, Community Hospital, dentist, optician, vet and many more. The local primary school for Ford is in Kilmartin.

Argyll and Bute is one of the most beautiful regions in Scotland, and the area benefits from an extensive range of opportunities for walking, cycling, water sports and fishing. Ford is on the banks of the famous 27 mile long Loch Awe, well-known for its trout and pike fishing. In ancient times known as Dalriada, there is an exceptionally high number of historic buildings and sites of archaeological interest including castles and standing stones, and it is famous for ancient Celtic history. Crinan Canal is close by, with Crinan harbour and its sheltered yacht mooring and some of the loveliest scenery in the West Highlands.



Viewing Arrangements

By appointment with The Church of Scotland Law Department on 0131 240 2263.

Offers

Offers are invited and 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
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.

Trustees of the Glassary Kilmartin and Ford congregation Scottish Charity No SC002121

