



**Croy Church Hall, Croy, IV2 5PH**

## Property

Attractive former stable block currently used as a Church hall, together with car park and grounds located in the small village of Croy.

The property comprises: 2 generous sized halls, office, large kitchen and 2 WCs

Gross internal area: 153.88sq m, 1,656sq ft

## Grounds

The grounds included are mainly level and used for parking, are shown on the plan. There is a right of access to the former Manse over the blue aerated to mains electricity and water, drainage

## Services

The building is connected to mains electricity and water, drainage is connected to a private septic tank located within the courtyard. Heating is provided by a series of electric panel heaters throughout the building.

## Planning

The property is 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. It also has potential for conversion to a charming family home, subject to obtaining the usual consents.



## EPC

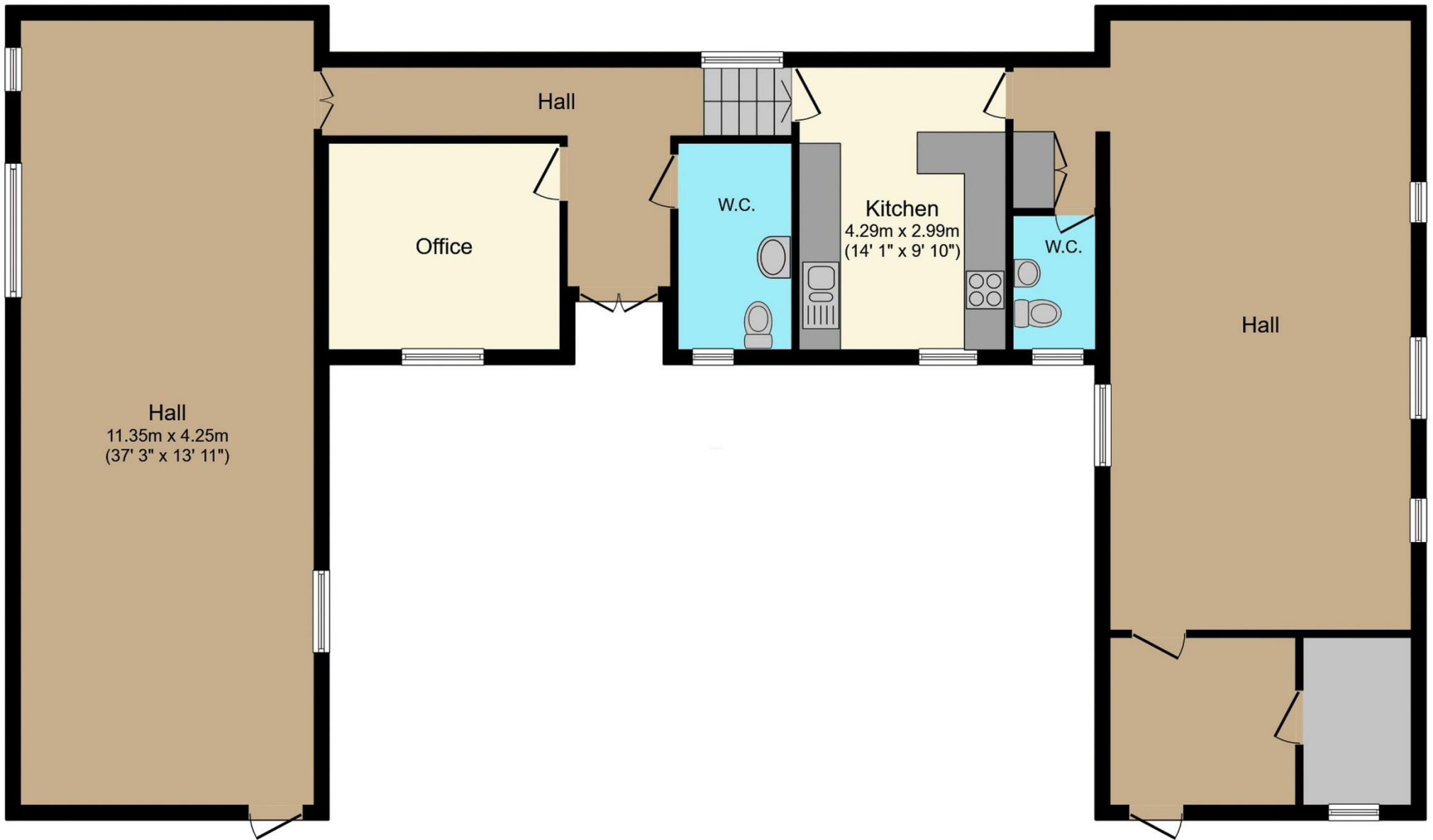
Rating C

## Local Area

Conveniently located ten miles from Inverness, Croy is a delightful village set in some of the most beautiful landscapes around Inverness. Local amenities include two delightful coffee shops (one in Croy and one in Tornagrain), a bakery and a pharmacy. Dalcross Railway station and the main A96 Inverness to Aberdeen road are easily reached making this area ideal for commuters to Inverness and Nairn. Inverness Airport is approximately 3 miles from Croy and offers National and European flights.







**Floor Plan**

# 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

