



**Cunningsburgh Church, Cunningsburgh,  
Shetland, ZE2 9HB**

THE CHURCH OF SCOTLAND  
EAGLAIS NA h-ALBA



## Property

Detached church building set within a good-sized plot in the village of Cunningsburgh, which lies around 10 miles south of Lerwick, Shetland's capital.

The property presents an excellent opportunity to purchase in a peaceful village in Shetland, surrounded by the wonderful landscape the Islands have to offer.

The church is not listed and has the scope for conversion to a variety of uses, subject to the necessary consents.

**The accommodation comprises:** Sanctuary, entrance vestibule, meeting room, kitchen and wc.

**Gross Internal Floor Area:** 156 m<sup>2</sup>

## Grounds

The property benefits from sizeable grounds. There is a gravel driveway adjacent over which there are long established rights of access and space for off-street parking.

**NOTE**– The land to the rear has been registered as part of a croft

## Services

The property benefits from mains water, electricity and drainage.

## EPC Rating- G



## Planning

The property 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 might also be possible, again subject to the usual consents.

## Local Area

The thriving community of Cunningsburgh is scattered over a fairly wide area, and the village has its own primary school a farm shop / café and a well-supported community hall. It hosts Shetland's biggest agricultural show in August.

Lerwick is around 10 miles away and is the hub of a busy cultural and social life, and provides a wide range of leisure and retail facilities. Lerwick is the commercial and industrial centre of the islands.

## EPC Rating- G



## Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

## 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

