



# South Church, Cameron Street, Stonehaven, AB39 2HE





## Property

South Church is a C listed building that has a prominent location within the coastal town of Stonehaven.

The main church benefits from stunning features including stained glass windows and the multipitched timber framework.

The property comprises of:

Main congregational area, mezzanine, large church hall, vestry, WC facilities, ancillary spaces, fitted kitchen and a large conservatory.

Main Church (Ground Floor) 302.77 sq m 3,259 sq ft

Mezzanine 64.51 sq m 694 sq ft

Church Hall/Kitchen 238.53 sq m 2,569 sq ft

**TOTAL** 605.81 sq m 6,520 sq ft

## Services

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

## Planning

The property comprises a Category C Listed Building and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. In addition to its current use it could be a day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use. The property may be suitable for redevelopment for residential use subject to the necessary consents being obtained but interested parties are advised to satisfy themselves as to the position as no warranty is given by the seller as to this.



## EPC

Rating: F

## Local Area

Stonehaven lies around 16 miles to the immediate south of Aberdeen City.

Stonehaven offers a wealth of leisure activities which include the likes of a renowned 18-hole golf course, outdoor heated swimming pool, modern sports centre, tennis courts and bowling club. All good shopping, public transport and educational facilities are available within easy access although a wider range of facilities can be found within Aberdeen City Centre.



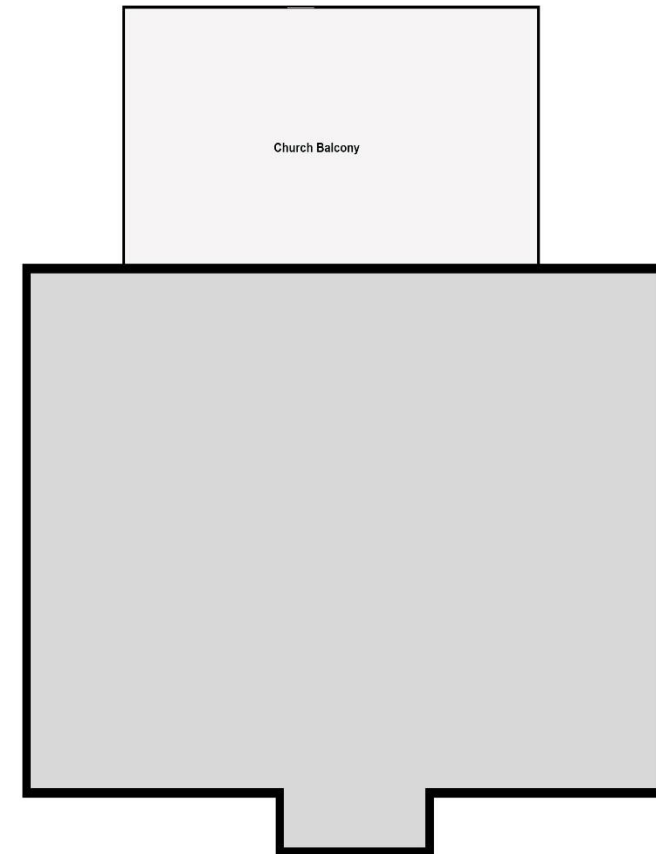








Ground Floor



First Floor



# 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

