St Anne's Church, Dowally, Perthshire, PH9 0NR

The Church of Scotland EAGLAIS NA H-ALBA

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Viewing Arrangements

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 2YN
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 offer.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers are advised to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland General Trustees – Scottish Charity No. SC014574.
Property
Traditional stone built country church situated on the edge of the small village of Dowally, near Dunkeld, Perthshire.

Internally the interior is bright and benefits from some lovely ecclesiastical fixtures, including stained glass windows and wooden wall panelling.

Accommodation comprises: entrance vestibule, sanctuary with pulpit area, and store room/office.

Grounds
Only the footprint of the building is offered for sale, with the surrounding churchyard being in the care and ownership of the local authority. There is a small car park to the front of the church which is also owned by the local authority and is available for public use.

Notice for Purchasers
The Church lies close to a part of the A9 which is scheduled to be upgraded to dual carriageway status in the near future. This will not directly affect the building but will alter the access arrangements. For more information please contact selling agent.

EPC Rating – G

Services
The church benefits from mains supply electricity. Mains water is available in the vicinity although the church is not connected. Perth and Kinross Council have agreed in principle to granting servitude rights to connect to the mains supply and to lay in drainage pipes and a septic tank. However precise details cannot be confirmed until the A9 dualling plans are finalised. Future discussions and work will be the responsibility of the purchaser.

Planning
The church is a Category B Listed Building and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. In addition to its current use as a place of worship, it could be used as a crèche, 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.

Local Area
St Anne’s Church lies in the small hamlet of Dowally, in the heart of the glorious scenery of rural Perthshire. It lies some 5 miles north of Dunkeld, a most attractive small town with a good mix of shops, restaurants and hotels. A main line railway station gives easy access to the south and north.

Perth is approximately 20-30 minutes away by car and offers a wide range of retail and recreational facilities.

The surrounding hills and countryside provide wonderful leisure opportunities such as hiking, golf, kayaking and fishing on the River Tay.
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