



Philip Hall, Dundee Street, Carnoustie, DD7 7PB

Property

Single storey church hall located in the highly-sought after town of Carnoustie, offering access to a wide range of local amenities including shops, bars, restaurants, beach front, and excellent commuter transport links.

With planning permission in principle for demolition of the existing hall and residential development, this property presents a wonderful development opportunity for the right buyer and is set in a site extending to 0.23 acres or thereby.

The hall is a single storey brick block constructed building under a multi pitched and tiled roof. Internally, it comprises bright and spacious accommodation with an open hall, various areas of storage, smaller hall, male, female & disabled toilets and a commercial style kitchen.

Gross Internal Floor Area: 253.00 sq.m

Grounds

There is a small slabbed front garden / patio area along with car parking access to the front and rear of the building. The property is on a good size site, measuring approximately 0.23 acres.

EPC Rating- F

Services

The property is connected to mains gas, electricity and water with drainage into the main sewer.

Rateable Value- £9,000



Planning

The hall falls within Use Class 10, is not 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 a variety of other uses, such as a theatre, cinema or entertainment venue, hospitality and restaurant, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation might also be possible, again subject to the usual consents.

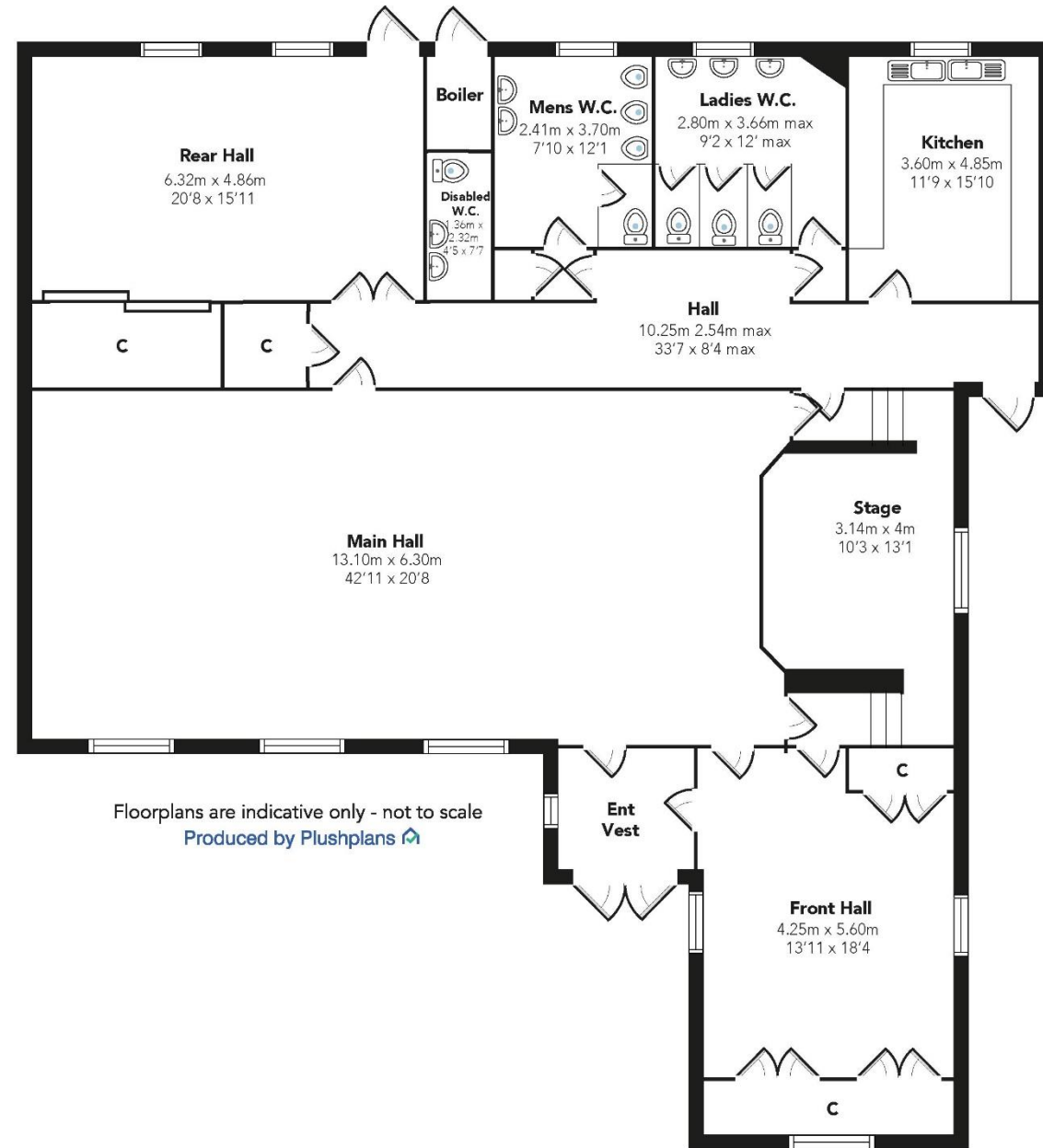
The hall has the benefit of planning permission in principle for demolition and residential development dated 22 September 2022 Ref: 21/00875/PPPL. The application can be viewed here:- <https://planning.angus.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Local Area

Carnoustie is a small town on the Angus coast between Dundee and Arbroath, famed for its championship golf course.

The town also features a lovely sandy beach frontage which is a favourite destination for leisure pursuits, the shallow bay allows for swimming, sailing, windsurfing and fishing.

The town has many lively businesses stretching along its main street including coffee shops, pubs and restaurants and has three primary schools and Carnoustie High School. Carnoustie is perfectly placed for easy commuting both north and south.



Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email 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

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 General Trustees -Scottish Charity No SC014574

