



Riccarton Church and Hall

21 Old Street

Kilmarnock

KA1 4DZ

Property

Spectacular B-listed church and detached hall set within an elevated position in the Riccarton area of Kilmarnock, 1.5 miles from the town centre.

The property presents a wonderful purchase opportunity for the right buyer in a sought-after area of the town, close to local amenities, schooling and transport links.

The historic church dates back to 1823 and is of sandstone construction with a rear extension added in 1910. The hall was built around 2003 and is of brick construction.

The large site is set with surrounding grounds extending to approximately 0.69 acres.

The war memorial plaques are in the process of being removed from the building to be located elsewhere.

Accommodation

Church:

Ground Floor: Altar and congregational seating, entrance vestibule, office/Nursery and WC

First/Mezzanine: Gallery

Hall:

Ground Floor: Main hall, kitchen, male w.c., female w.c and disabled w.c

Services EPC-G

The church is connected to mains supplies of gas, water and electricity. Drainage is into the main sewer. A boiler house is located beneath the rear extension and is also utilised for storage purposes.

The hall is served by a gas hot water boiler

Grounds and Parking

The site extends to approximately 0.28 hectares (0.69 acres) which includes surrounding kirkyard area, stairs, walkways and hall premises. Free on-street parking is available to the front of the property.

Planning

The subject property comprises part of 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, 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 but interested parties are advised to satisfy themselves as to the position as no warranty is given by the Seller as to this.

Please note: The Sellers reserve the right to remove the stained-glass windows depending on the purchaser's proposed use/terms of any planning application. The Sellers also intend to remove the Cunninghame Memorial Plaques.

Church



Hall





Local Area

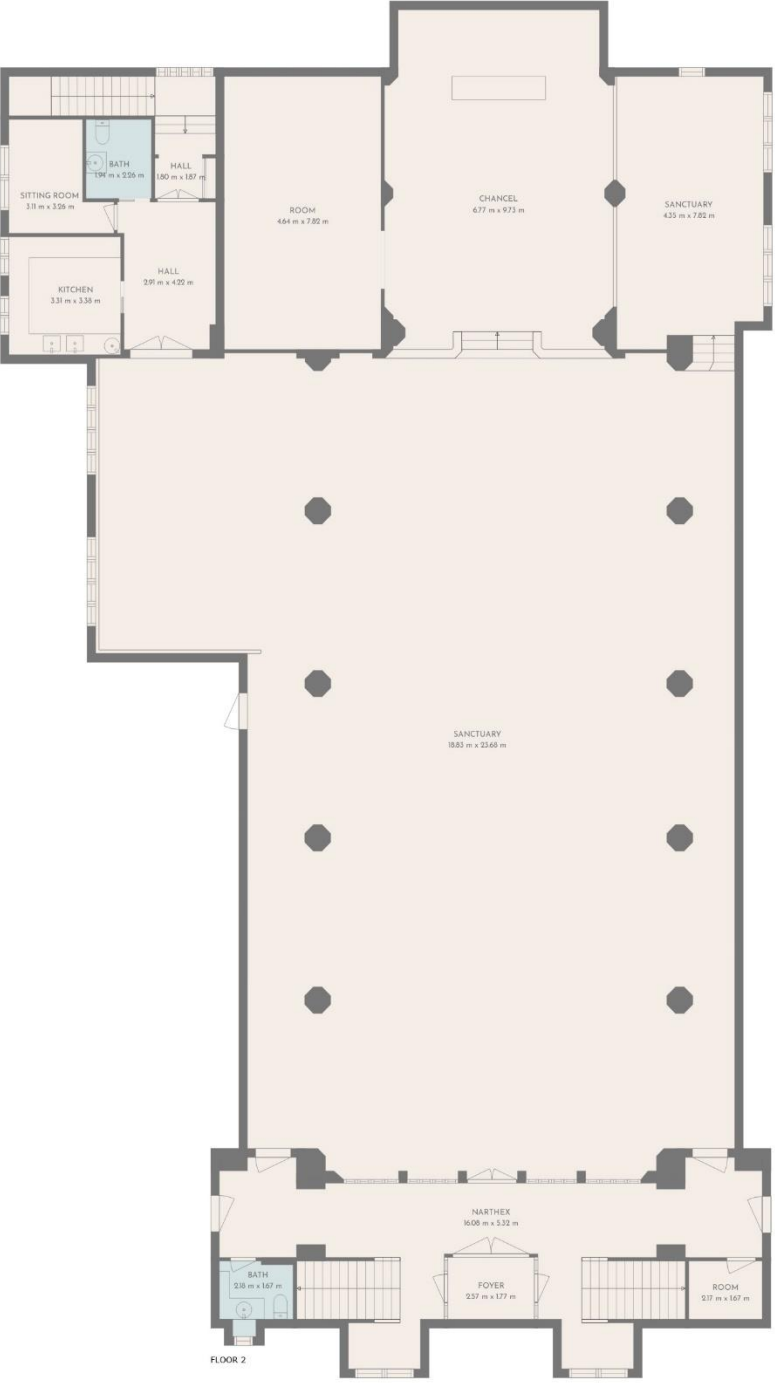
The highly regarded southside locale features the acclaimed Caprington Golf Club and the beautiful grounds of Caprington Estate which is perfect for woodland walks. Surrounding properties within close proximity to the church comprise a mix of residential, office and industrial uses with a number of local amenities nearby.

Kilmarnock offers further amenities including retail parks, cinema, leisure centre and all professional facilities.

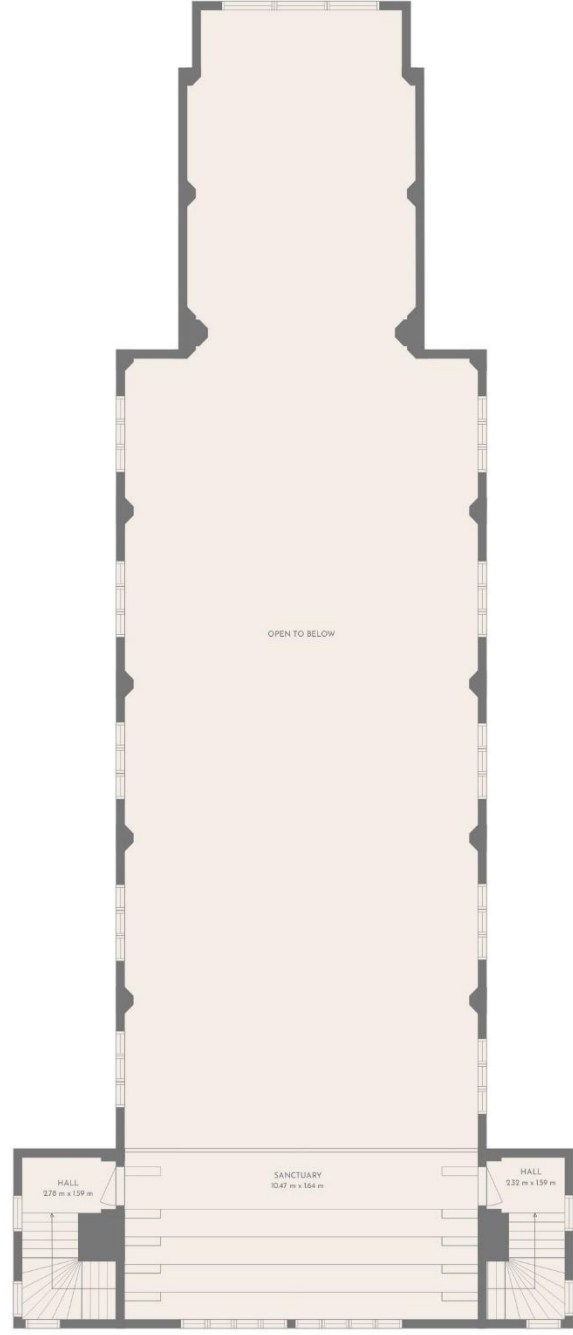
4156-5897-8890, v. 1
The M77 motorway link and all main arterial routes provide easy access for the commuter with links accessing in a Southerly direction towards Ayr and Girvan and the Ayrshire coast and in a Northerly direction toward Glasgow.



FLOOR 1



FLOOR 2



FLOOR 3



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 -Scottish Charity No SC011353

