
THE CHURCH OF SCOTLAND
eaglais na h-alba
Kettle Church, 2-4 South Street, Kingskettle, KY15 7PL

Property

B-Listed church dating from 1832, boasting a distinctive clock tower and beautiful period detailing.

Internally, the property comprises a traditional open-plan worship space together with associated office and storage accommodation.

The sale includes the surrounding land, as outlined in pink on page 3.

Please note that a restriction will apply preventing the removal of any stained-glass windows.

Area

Total: 305.95 sq m 3,293 sq ft

Services

The property is connected to mains supplies of electricity only.

Planning

The property is B-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, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation would also be possible, again subject to the usual consents.



EPC

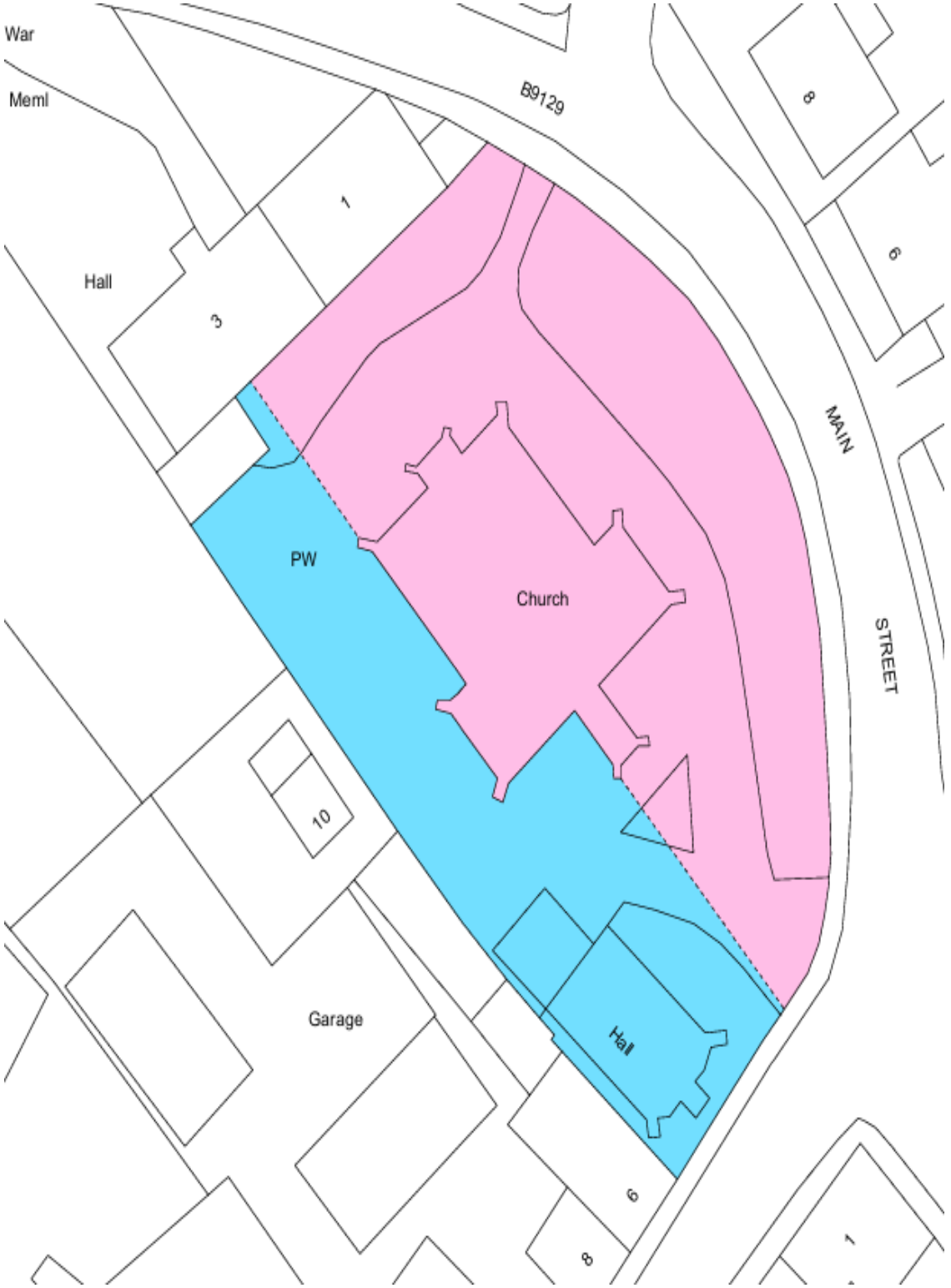
Rating: **F**

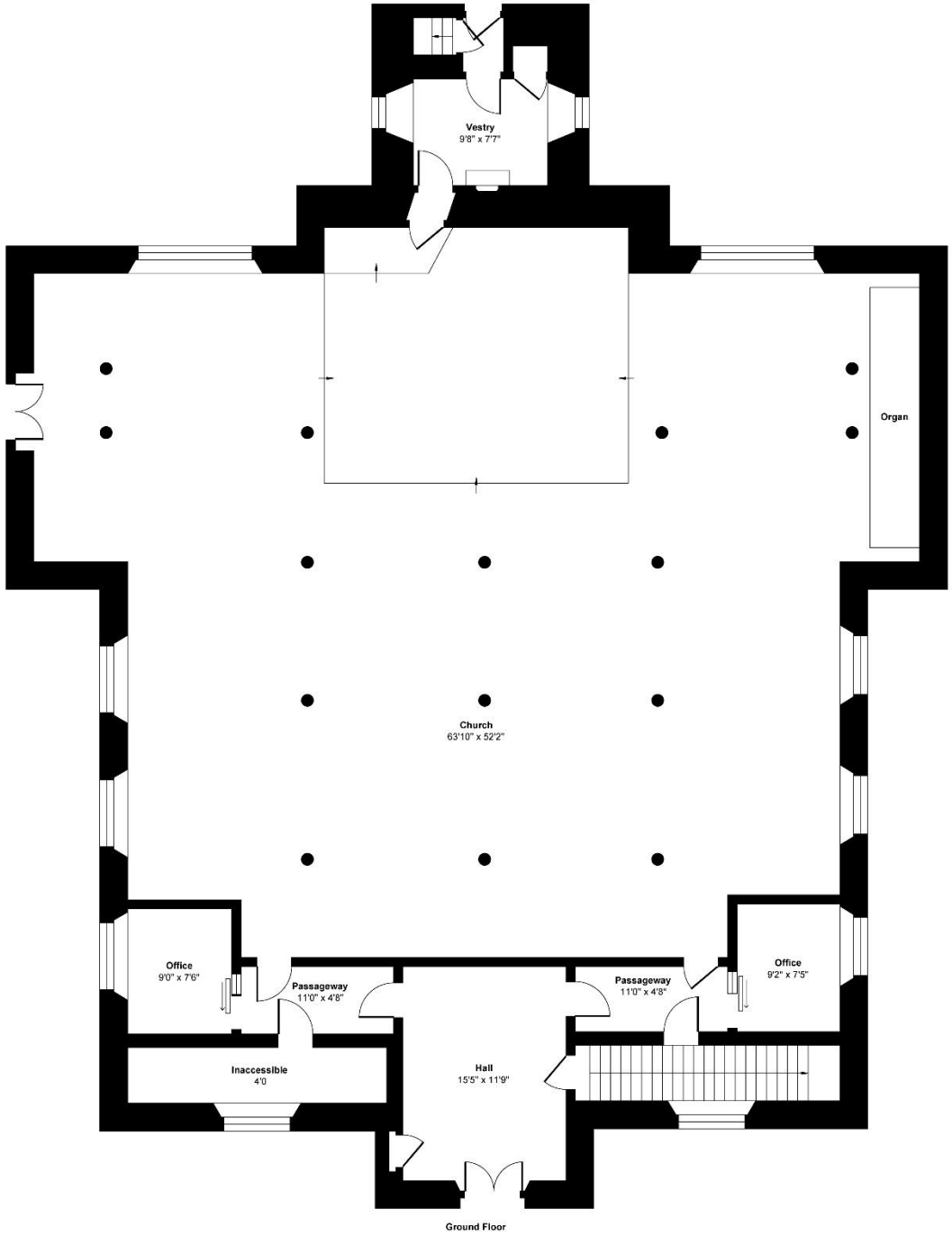
Local Area

Situated in the village of Kingskettle in the heart of Fife, Kettle Church enjoys a prominent position on South Street within a well-established residential setting. The village offers a range of local amenities and benefits from excellent connectivity to nearby Cupar, Glenrothes and Kirkcaldy, while Edinburgh, Dundee and Perth are all readily accessible via the surrounding road network. Surrounded by attractive Fife countryside, the location combines rural charm with convenient access to key commercial centres.


Serve one Another in Love


Parish
Eden
Tay
Fife
Admin
Church


War
Meml
B9129
Hall
1
3
8
6
MAIN
STREET
PW
Church
10
Garage
Hall
6
8
1



Approx. Gross Internal Floor Area 3692 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified

Produced by Elements Property

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

The Church of Scotland
Law Department

121 George Street
Edinburgh
EH2 4YN
Telephone: 0131 240 2263
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 SC014574