



Old High Church  
Church Street  
Inverness  
IV1 1EY

## Property

Impressive A-listed church occupying a prominent position overlooking the River Ness in the city centre of Inverness.

The historic property dates from 1769/1772 with a late 16<sup>th</sup> century tower with lower structure dating from 14<sup>th</sup> century. The tower houses the city (old burgh) clock and curfew bell, the latter still ringing daily under the auspices of The Highland Council. The property presents a once in a lifetime purchase opportunity for the right buyer.

The church is the oldest in Inverness and stands on a low hill known as St Michael's Mount.

Inverness is the capital city of the Highlands and is a sought-after area of the country. The city is very appealing with a wide range of facilities, catering to all. The surrounding countryside of the Scottish Highlands is varied from rolling farmland of the coast to the inland rugged mountains.

### Gross Internal Floor Area-

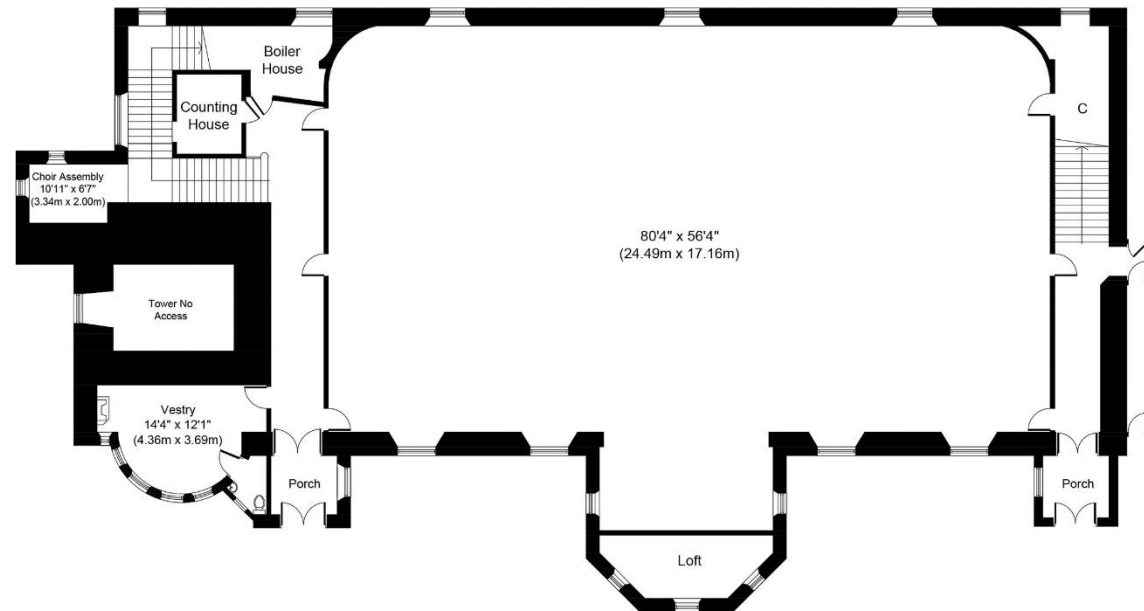
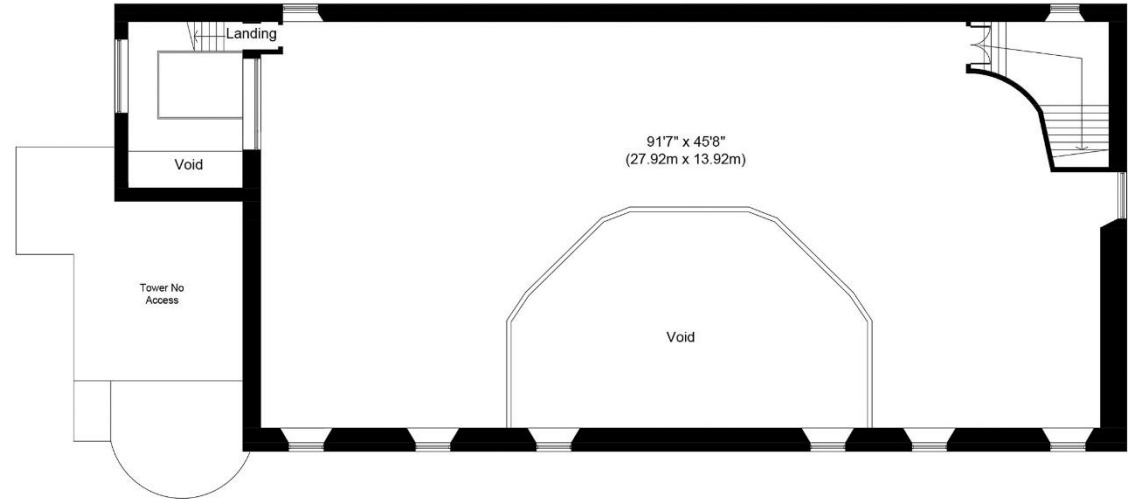
**Ground Floor (excluding organ & tower):** 453.32sq.m / 4880 sq.ft

**First Floor:** 302.88sq.m / 3260 sq.ft

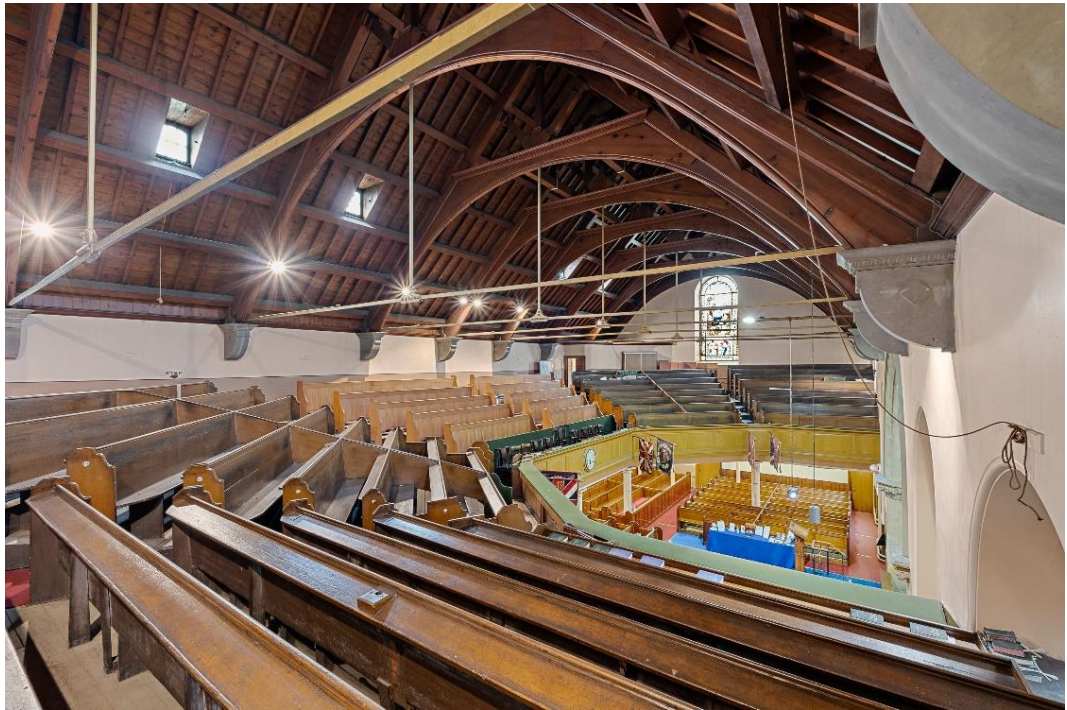
**Total:** 756.20sq.m/ 8140 sq.ft

## Grounds

The site extends to the footprint of the building only- there are no grounds included. The surrounding graveyard is owned and maintained by the local council.









## Services

The property is connected to mains supply for water, electricity and gas whilst drainage is to the public sewer.

## Planning

The subjects are A-Listed and in addition to use as a church, it could be used, with appropriate Listed Building Approvals, as examples, 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.



## Local Area

Inverness acts as the main administrative, commercial and service centre of the Highland area. It benefits from excellent road links as well as a busy railway station and regional airport located to the east of the city.

The property itself is situated within Inverness city centre between Church Street and Bank Street. The city centre provides an extensive choice of shopping, leisure and recreational activities associated with city living.

Nearby properties are of mixed age and type including a converted church adjacent used as a bookshop. There are office, retail and historic properties in the area and it's conveniently located for accessing all parts of the city centre and beyond.



## Fixtures & Fittings

The organ may be removed and so may not be included in the price.

## Viewing Arrangements

By appointment with The Church of Scotland Law Department.  
Please email [properties@churchofscotland.org.uk](mailto: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.



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

