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

Property

Charming, detached hall dating back to 1880, offering traditional period features and excellent potential for a variety of future uses.

Internally the accommodation comprises an open plan hall, kitchen, WCs and a pantry.

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

Please note rights will be reserved to the church for services and to enter and remain for the purposes of repair and maintenance.

Area

Total 121.77 sq m 1,311 sq ft

Services

The property is connected to mains supplies of water, gas and electricity. Drainage goes into the main public sewer.

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 G

Local Area

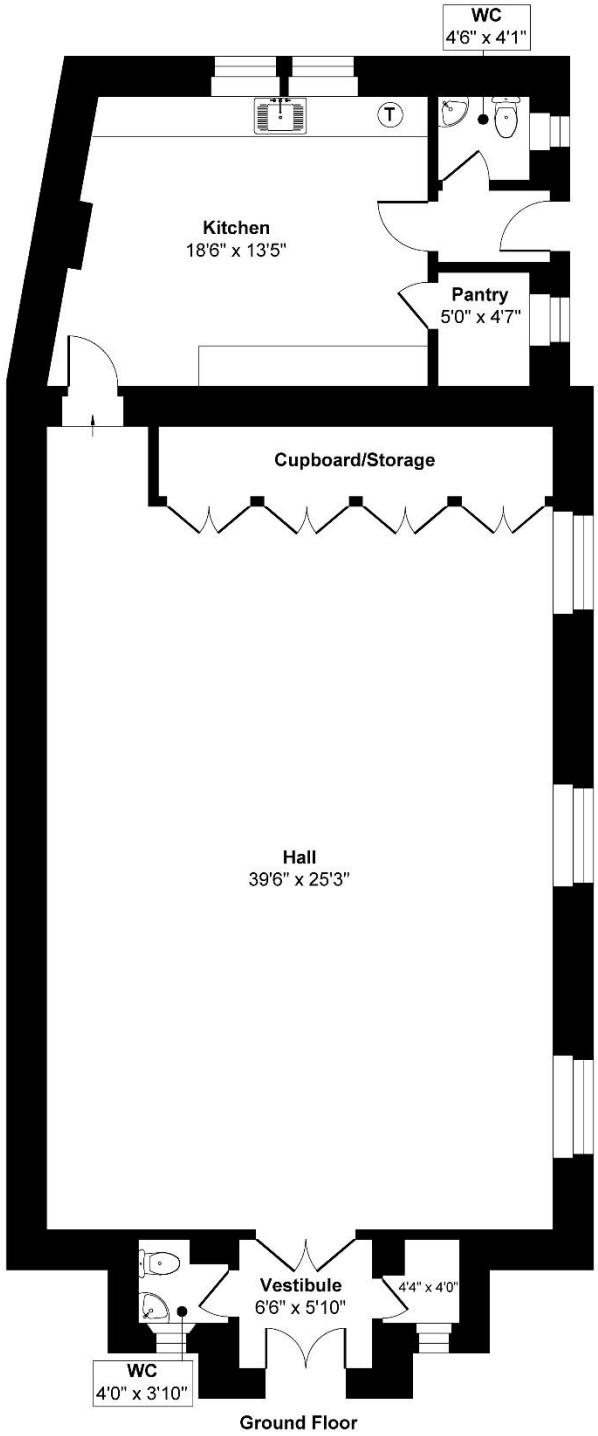
Situated in the village of Kingskettle in the heart of Fife, Kettle Church enjoys a prominent position on South Street within a well-established residential setting. The village offers a range of local amenities and benefits from excellent connectivity to nearby Cupar, Glenrothes and Kirkcaldy, while 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.








Hall
1
3
6
MAIN
STREET
PW
Church
10
Garage
Hall



Approx. Gross Internal Floor Area 1508 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



