



Fern Church, Forfar, DD8 3QW

Property

Charming C-Listed church dating back to 1883 and located in a rural location 12 miles from the town of Forfar.

The property comprises a typical church internal layout with separate vestry to the north. The main hall has a vaulted ceiling with exposed timber roof arches.

Ground Floor Area: 132.34 sq m 1,425 sq ft

Grounds

The grounds surrounding the church are owned and maintained by the local authority.

Planning

As a Category C Listed Building the church 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.

Services

The property is connected to mains supply of electricity only.

EPC

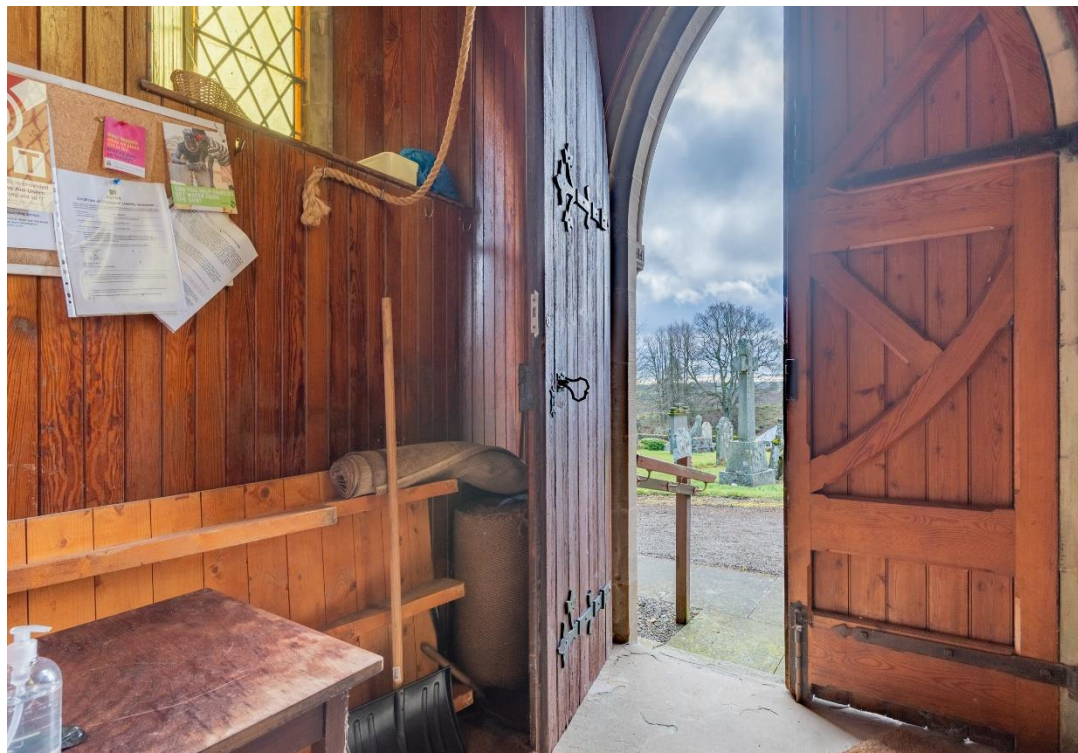
The EPC rating is: E



Local Area

The church is located within the small hamlet of Fern approximately 8 miles north of Forfar and 7 miles west of Brechin.

Forfar and Brechin are served by shops, primary and secondary schools, businesses and leisure facilities.



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

