

# King Edward Parish Church, Banff, AB45 3NR

THE CHURCH OF SCOTLAND  
EAGLAIS NA D-ALBA



# Property

Characteristic church building located in the rural hamlet of King Edward, approximately 6 miles to the south-east of Banff. The property comprises:

Entrance hall, main sanctuary, vestry and store room.

## Area

Ground Floor	341.15 sq m	3,672 sq ft
--------------	-------------	-------------

## Services

The property is connected to mains supply of electricity only.

## Planning

The B listed building 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.

The sale is footprint of the building only. The graveyard is owned and maintained by the Local Authority. Please note the Church of Scotland reserve the right to remove ecclesiastical fittings and fixtures.

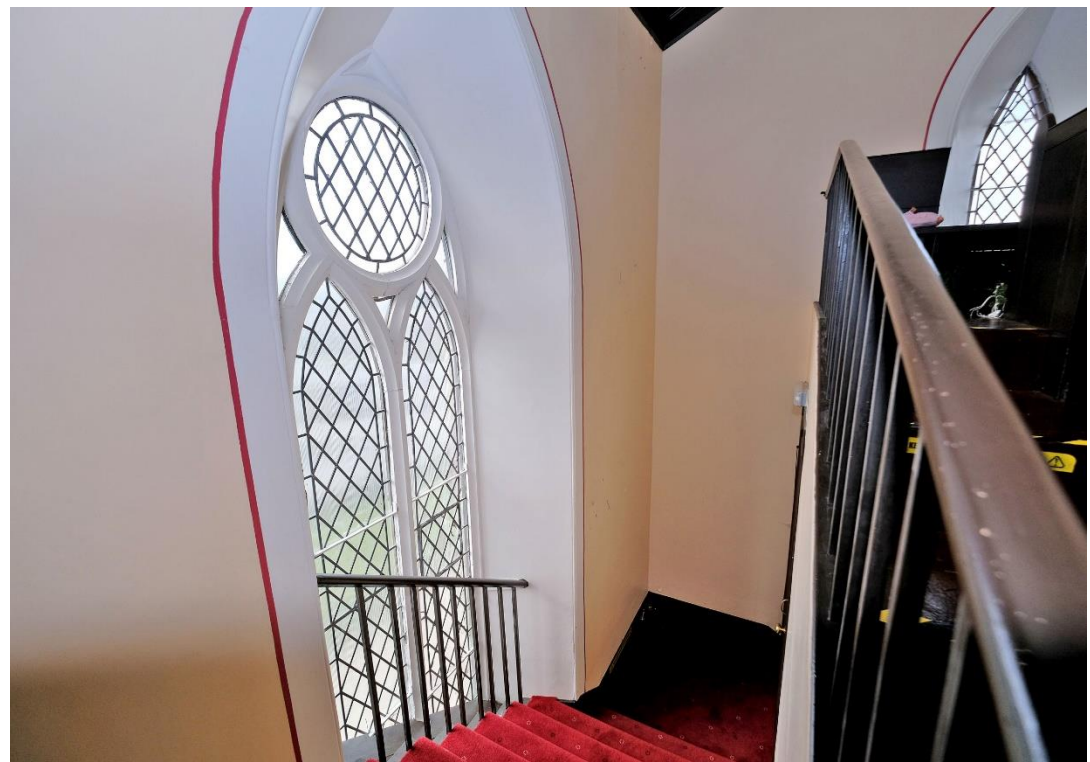


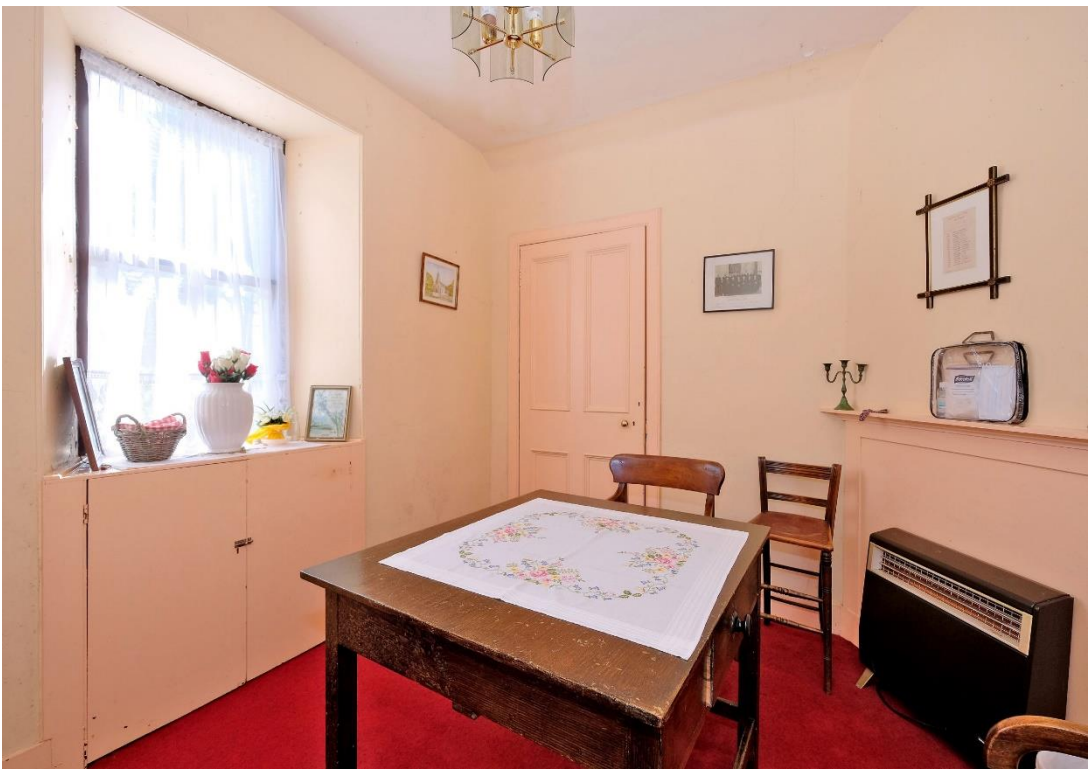
## EPC

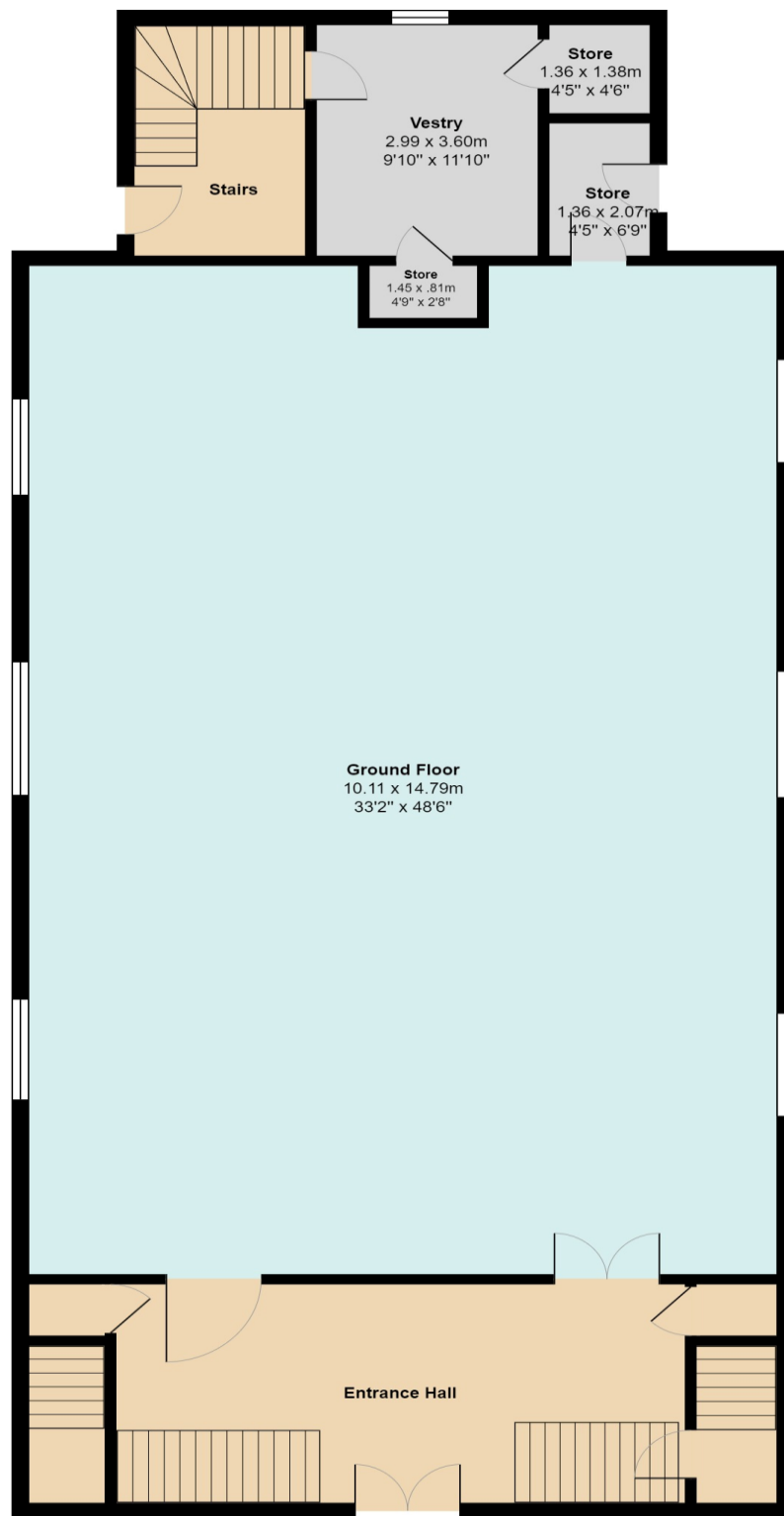
Rating E

## Local Area

Banff is located on the Moray Firth coastline where the River Deveron meets the sea and is celebrated for its historical significance and appeal to tourists. There is a primary school within the village with secondary education at Banff Academy. Around 50 miles from Aberdeen, Banff boasts a diverse selection of shops and amenities. You can enjoy a variety of recreational activities including golf, fishing, bowling, swimming, sailing, and water sports, all easily accessible within the area.







# 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](mailto: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

