



**Colliston Church, Colliston, Angus, DD11 3RR**



## Lot 1

### Property

Outstanding non-listed church that has been well maintained and modernised throughout its lifetime. Attractive outlook to open farmland

Internally the property comprises a nave with centre aisle, a crossing with transepts to either side, altar and ambulatory. To the lower ground floor there is a vestry/meeting room, boiler room, WC facilities and kitchen.

### Grounds

The church is surrounded by good sized ground land mainly to lawn with attractive trees and shrubs, and gravel pathways.

## Lot 2

Useful car park shown outlined in red on the plan on page 5. If sold separately from Lot 1, the sale will not be completed until the sale of Lot 1 has been completed.

### Services

The Church is served by mains electricity and water, while drainage is to a shared septic tank in the adjoining property.

### Planning

The property is not listed, and could be used, without the necessity of obtaining change of use consent, as a creche, day nursery, day centre, educational establishment, museum or public library. It also has potential for a variety of other uses, such as retail, commercial or community uses, subject to obtaining the appropriate consents. Residential development might also be possible, again subject to the usual consents.



### EPC

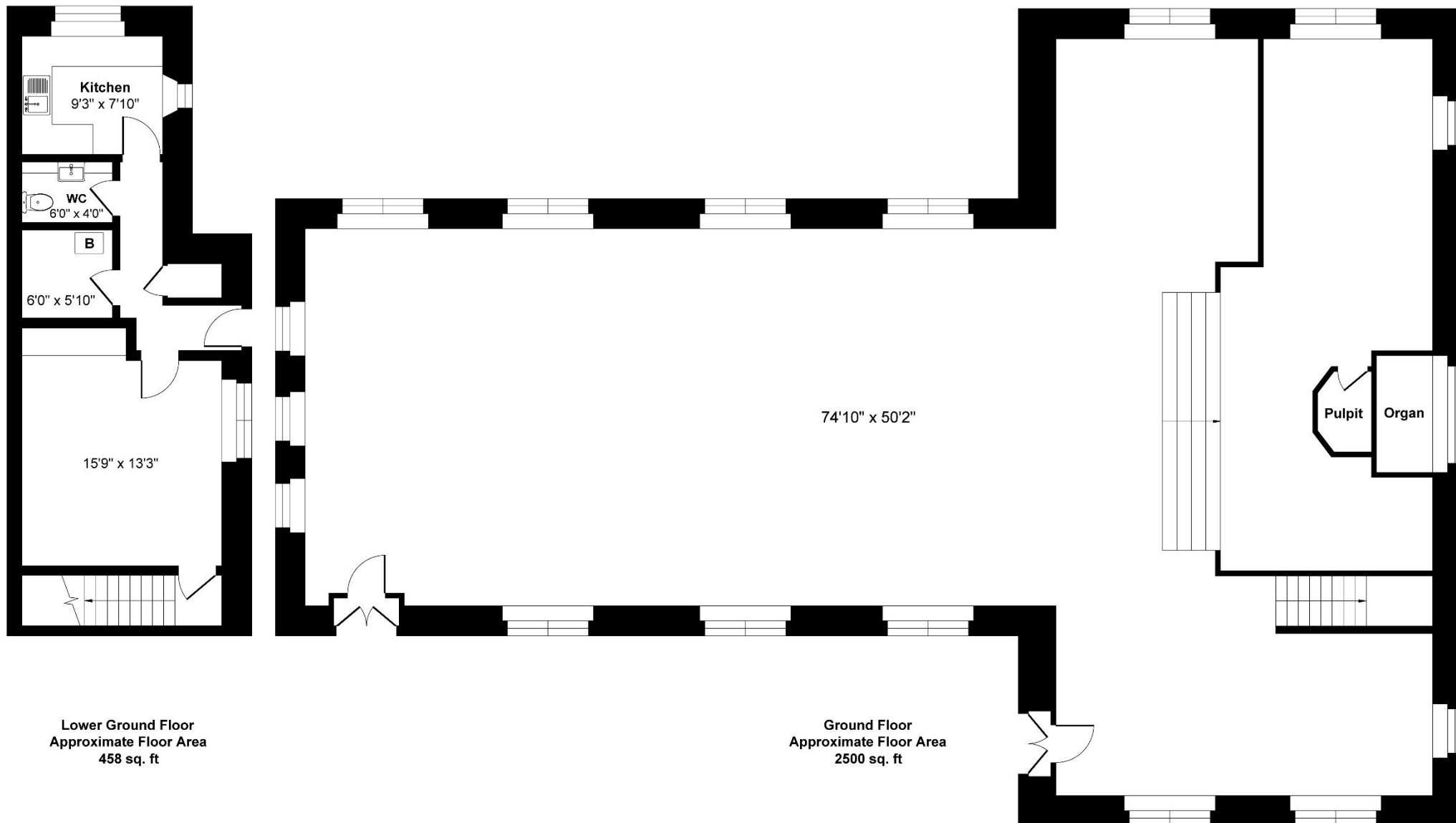
Rating: G

### Local Area

Colliston is a roadside hamlet in Angus, in lovely rural surroundings with a local Primary School.

All local amenities can be found only 3.5 miles away in Arbroath's vibrant town centre .

The A92 is easily accessible and connects to the north and south east coast routes, ideal for commuters.



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

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Edinburgh

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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

