

Cluny Church & Hall, Sauchen, AB51 7RS

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



Property

B-listed traditional Church and Hall set within stunning countryside.

The properties comprise of:

Church: Open worship area, small office, single WC and mezzanine

Hall: Large hall area with WC facilities, stores and a kitchen area off

The property comes with significant private grounds clearly outlined on page 4. **Please note the War Memorial is due to be moved.**

Services

The properties are connected to a mains supply of electricity.

There is a private water supply.

Planning

The property is B- listed 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 may also be possible

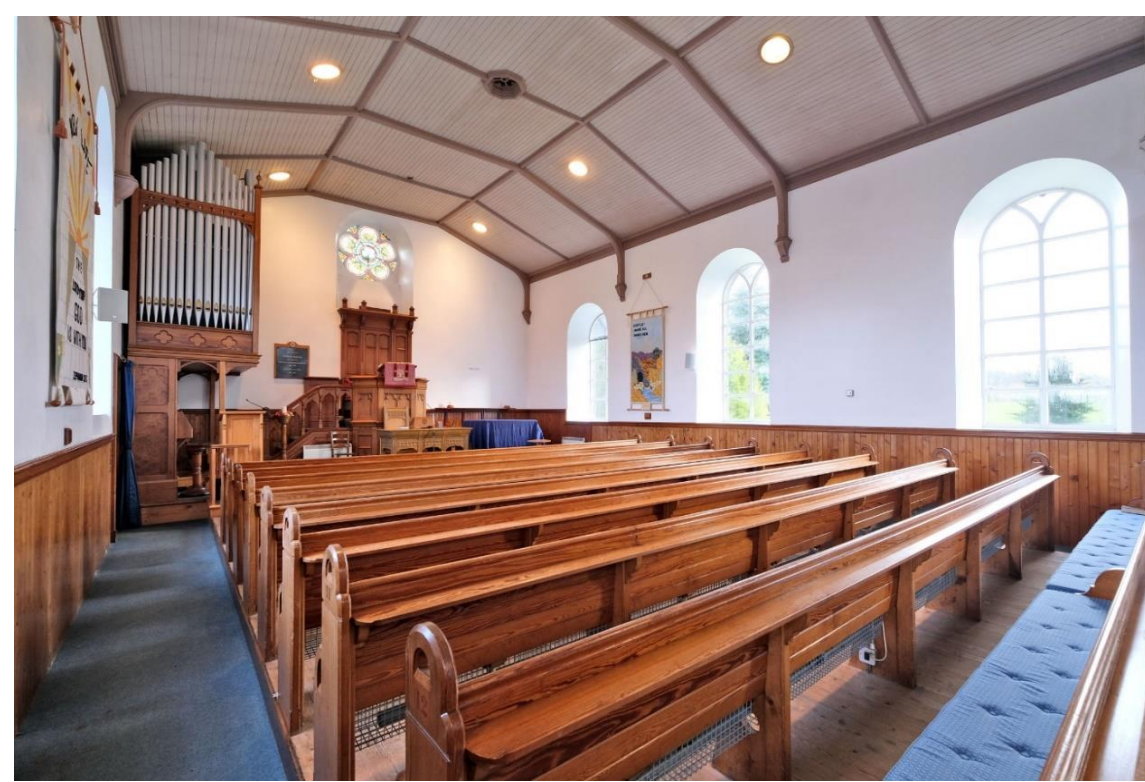
EPC

Rating: F

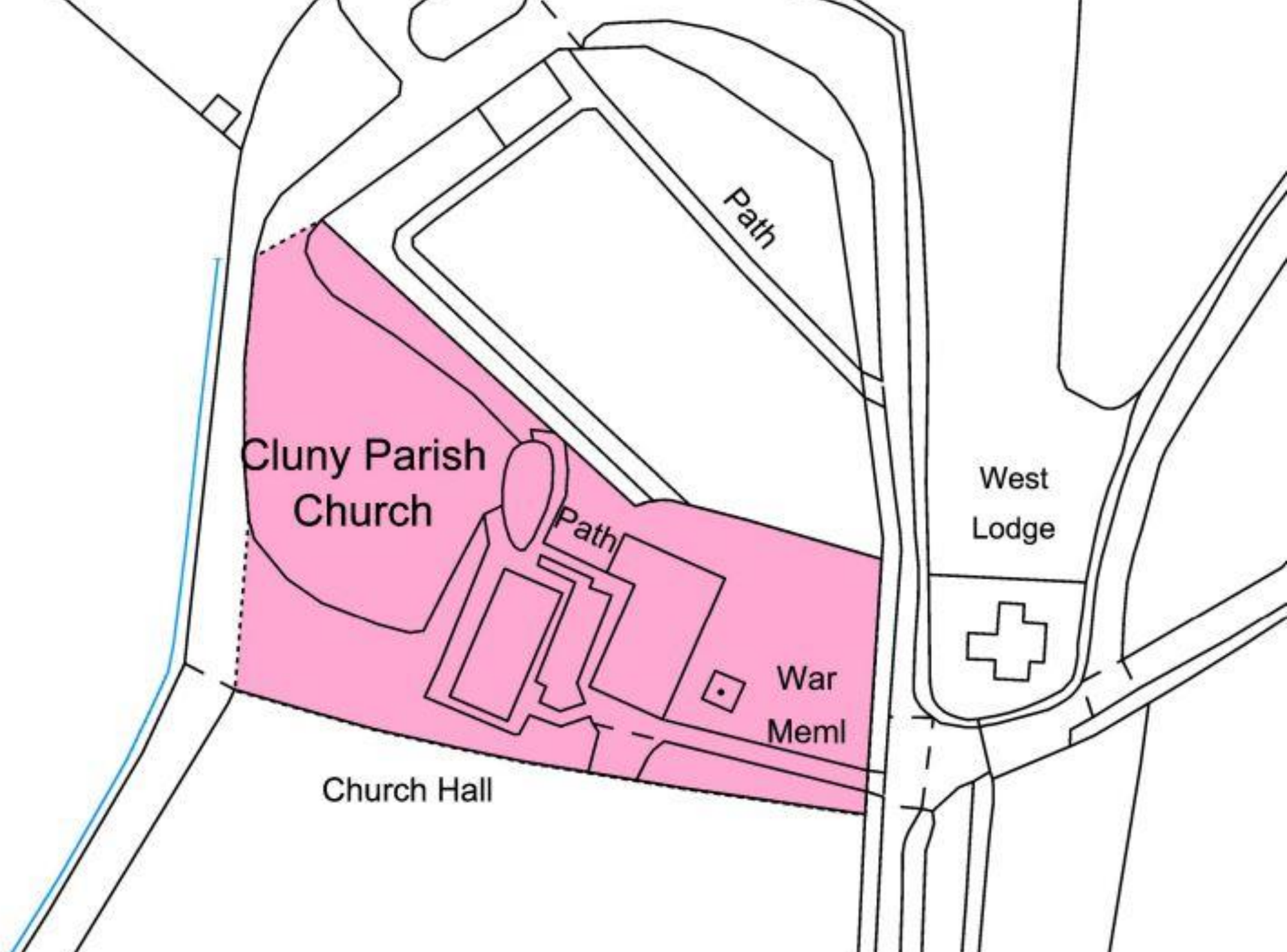
Local Area

The church and hall are located within the rural area of Cluny which is approximately 2 miles from Sauchen and 18 miles from Aberdeen's centre.

Cluny consist mainly of agricultural ground with the exception of a couple of residential properties. It is ideal for scenic walks.







Path

Cluny Parish Church

Path

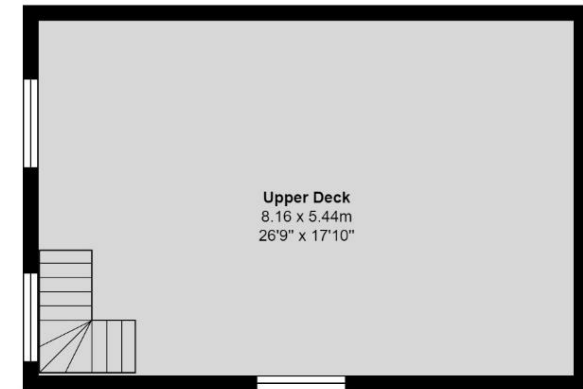
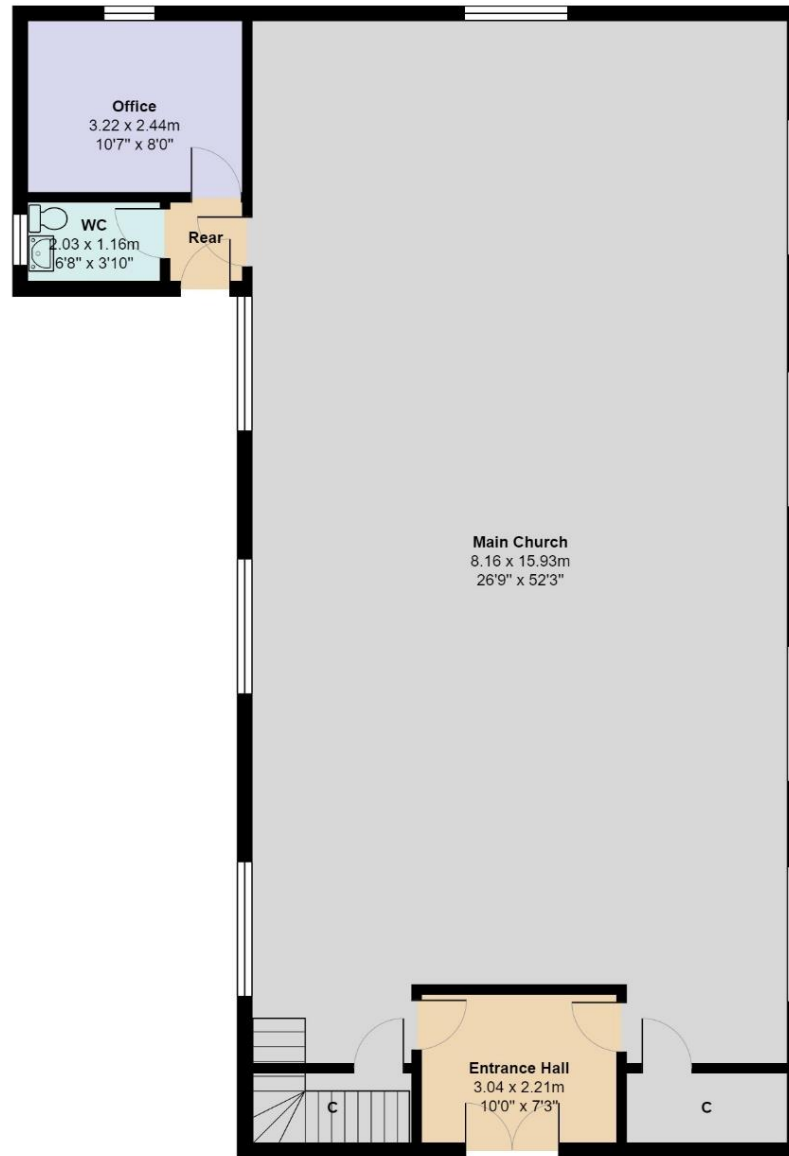
West Lodge



War Meml

Church Hall

Cluny Church



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

