



**Urray Church, Urray, Muir of Ord, IV6 7UL**



## Property

Charming and historic standalone church dating back to the 18<sup>th</sup> century.

The property comprises of:

Entrance hall, vestry, church sanctuary, and at mezzanine level there is a viewing gallery accessed via a timber staircase.

## Area

Ground 181.47 1,953

Mezzanine Gallery 35.55 383

TOTAL: 217.02 2,336

## Grounds

The site extends to the footprint of the building only - there are no grounds included. The surrounding graveyard is owned and maintained by the local council.

## Services

The property is connected to mains supplies of water and electricity. Drainage is into a private septic tank.

## 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. The property 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 might also be possible, again subject to the usual consents.



## EPC

Rating: F

## Local Area

Urray Church is peacefully located outside the village Muir of Ord and lies 15 miles from the city Inverness.

Muir of Ord has good local amenities including: Primary school, cafes, library and a doctor's surgery.

Muir of Ord Train Station easily connects to nearby towns and Cities.

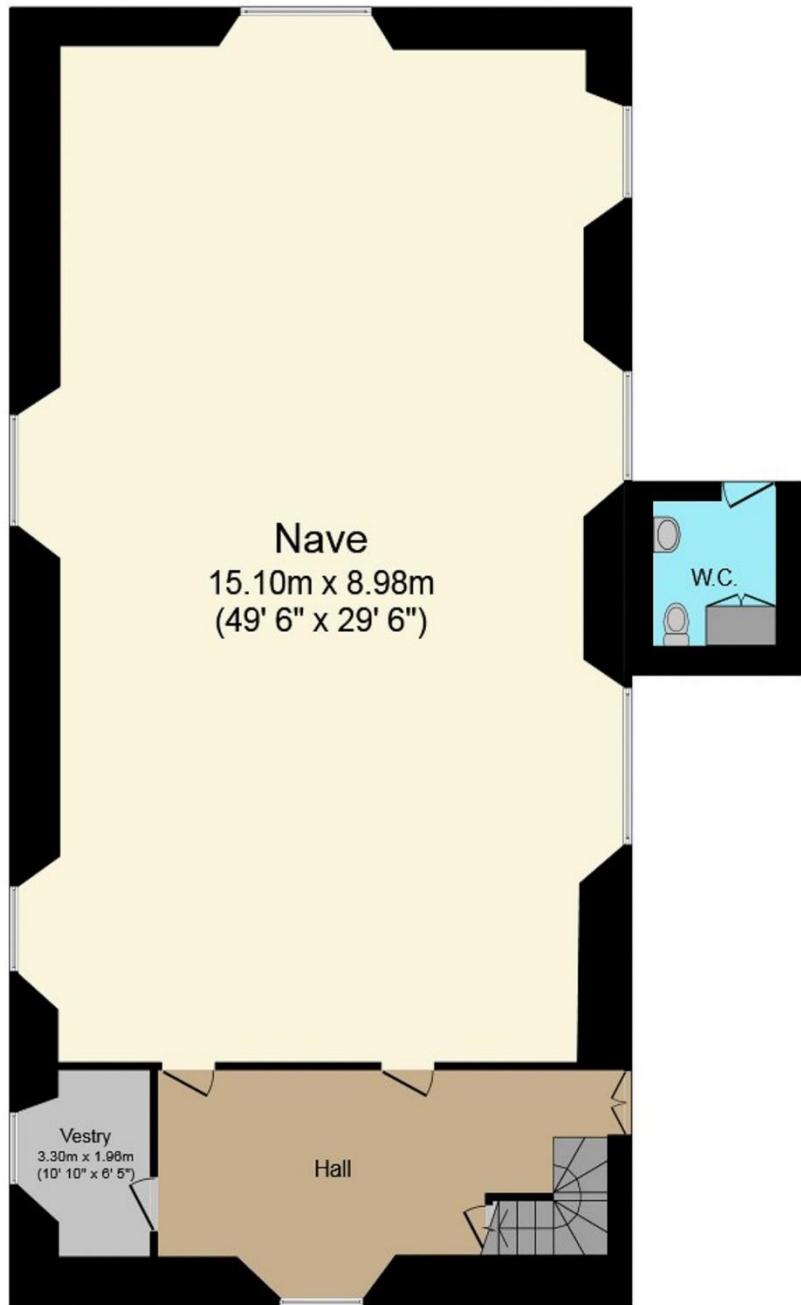




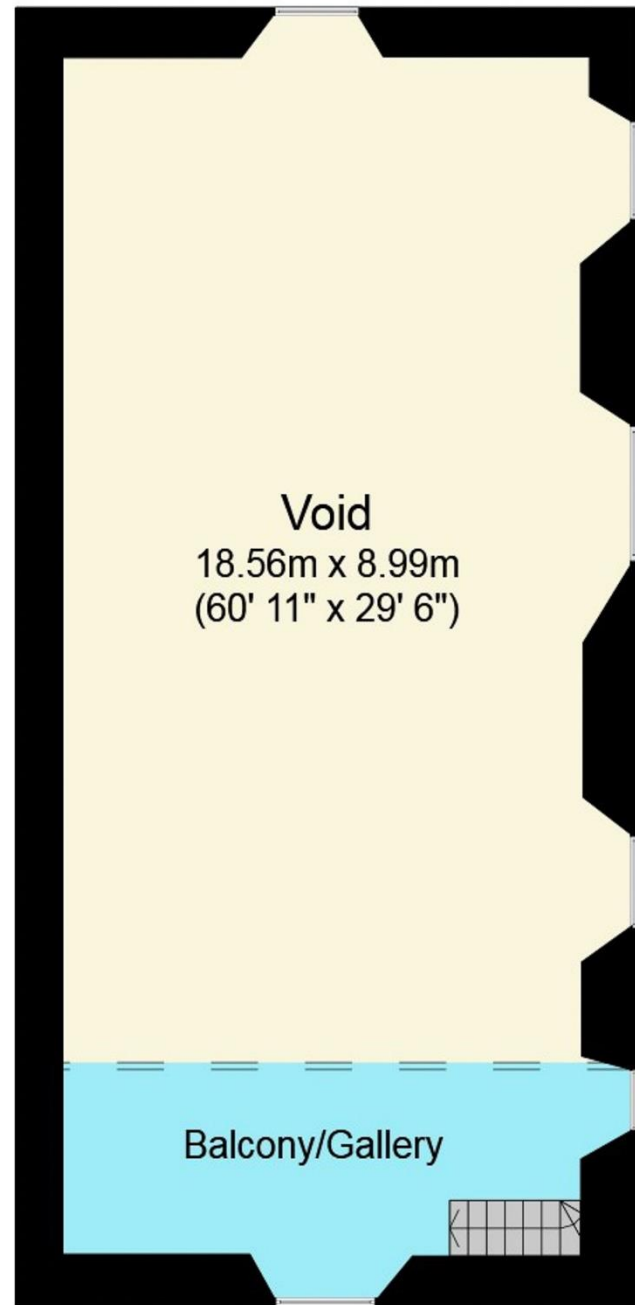








**Ground Floor**



**First Floor**



# 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

