

Arbuthnott Church, Laurencekirk, AB30 1NA

THE CHURCH OF SCOTLAND
EAGLAIS NA h-ALBA



Property

Detached church located within the rural village of Arbuthnott approximately 4 miles southwest of Laurencekirk in Aberdeenshire. The property comprises:

Entrance vestibule, main church hall, kitchen and WC.

Please note that the Arbuthnott Aisle, which is on the north side of the property, is not owned by the Church of Scotland and is not included in the sale

Area

Main Worship Hall: 105.85sq m, 1,139sq ft

Rear Hall: 39.15sq m, 421sq ft

Kitchen and Bathroom: 9.54sq m, 103sq ft

Total: 154.54sq m, 1,663sq ft

Services

The property is connected to main supplies of water and electricity. Heating is provided by way of electric heaters. Drainage is connected to a septic tank.

Planning

The A 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.

The graveyard is owned and maintained by the Local Authority.

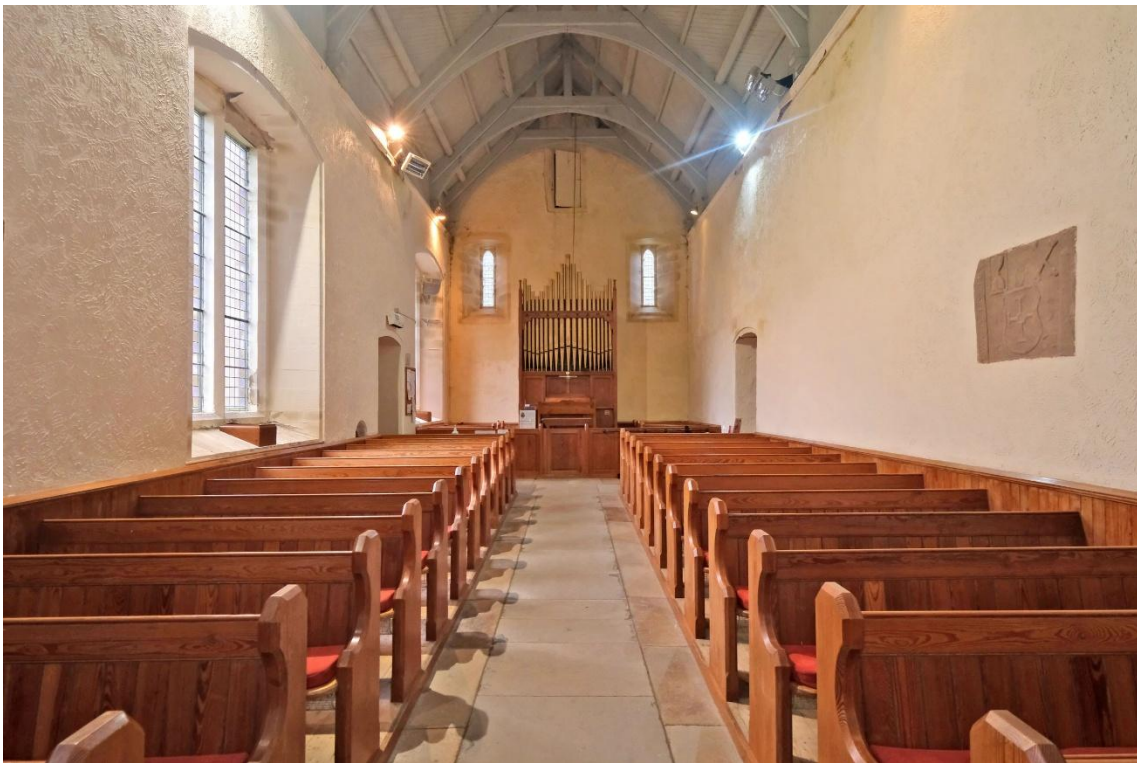


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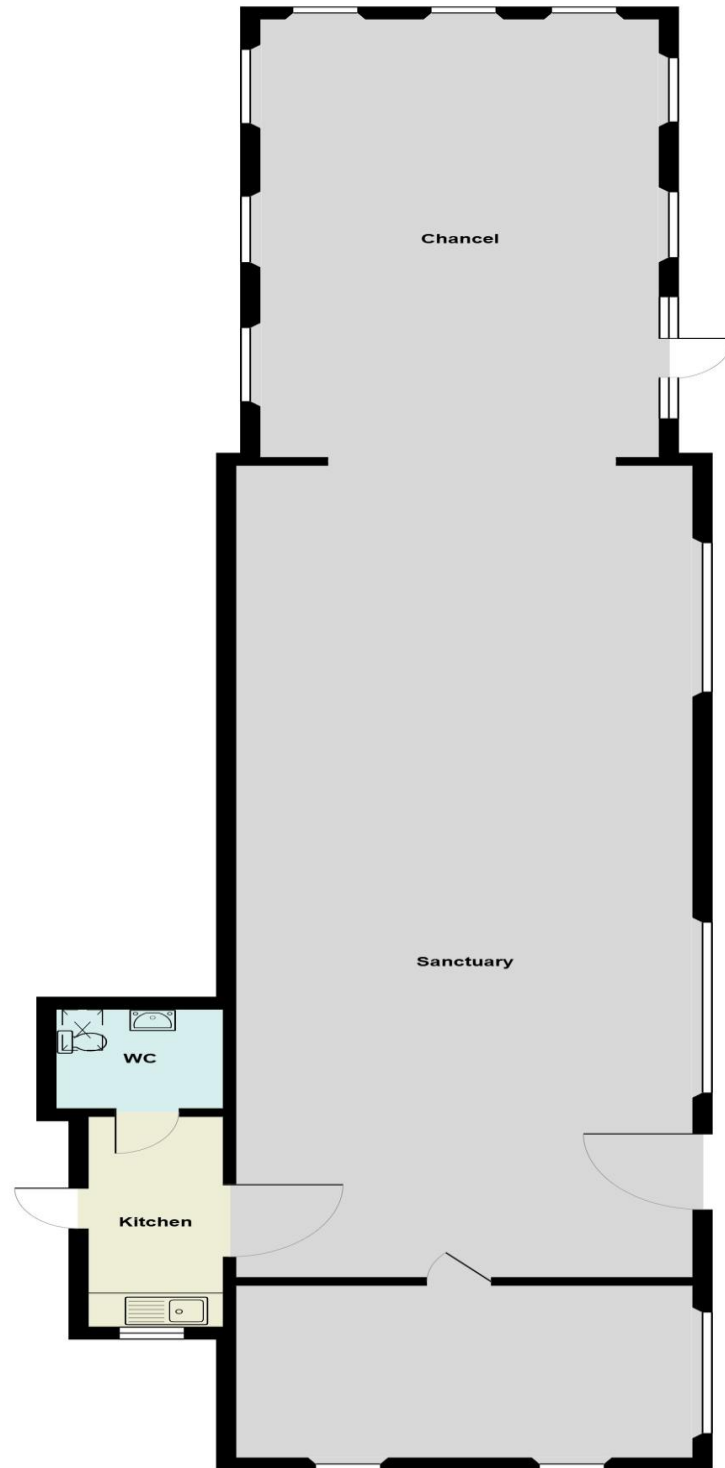
Rating E

Local Area

Laurencekirk has a comprehensive range of amenities such as local convenient stores, butchers, a medical centre, post office and much more. Laurencekirk Primary school was built in 1999 and Mearns Academy, the senior school, opened a new building in August 2014 both with a good reputation. The A90 dual carriageway is located approximately 5 miles to the east, providing direct road links to Aberdeen and Dundee. The nearest railway station is in Laurencekirk, offering regular services to both cities and beyond making it easy for daily commuters.



Arbuthnott Church



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

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

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 SC014574

