

Foveran Church, Newburgh, Aberdeenshire, AB41 6AP



Property

Charming category B-Listed church located in an attractive rural location twelve miles north of Aberdeen city centre.

Built in 1794, Foveran Church is of traditional solid stone construction and set in a council owned graveyard. The adjacent car park and glebe land to the West of the church are included in the sale. A plan of the land included can be seen on page 3.

Accommodation

Ground Floor: Entrance vestibule with stair to gallery, vestry, main church area with fixed pews, raised dais with pulpit, rear vestibule and stair.

First Floor: Gallery with stepped pews

Gross Internal Floor Area: 300.1 m²

Services

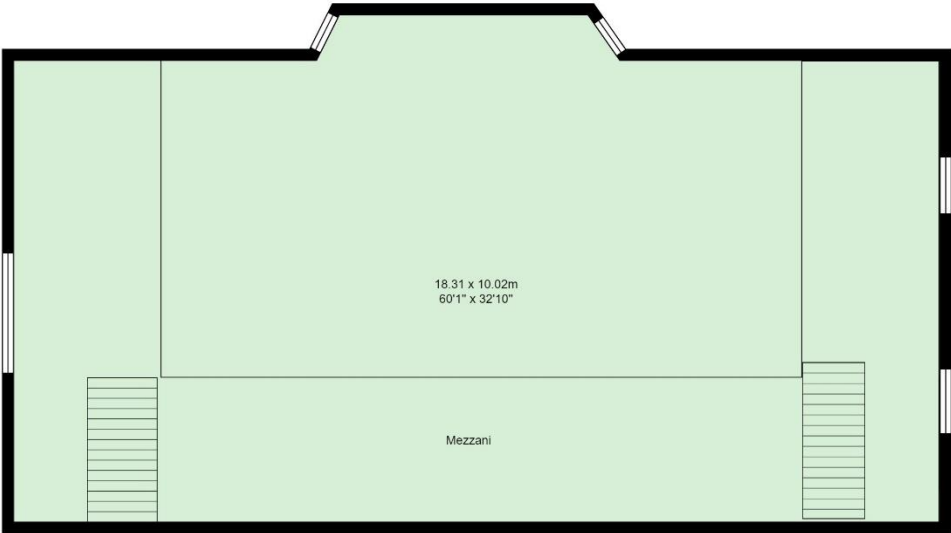
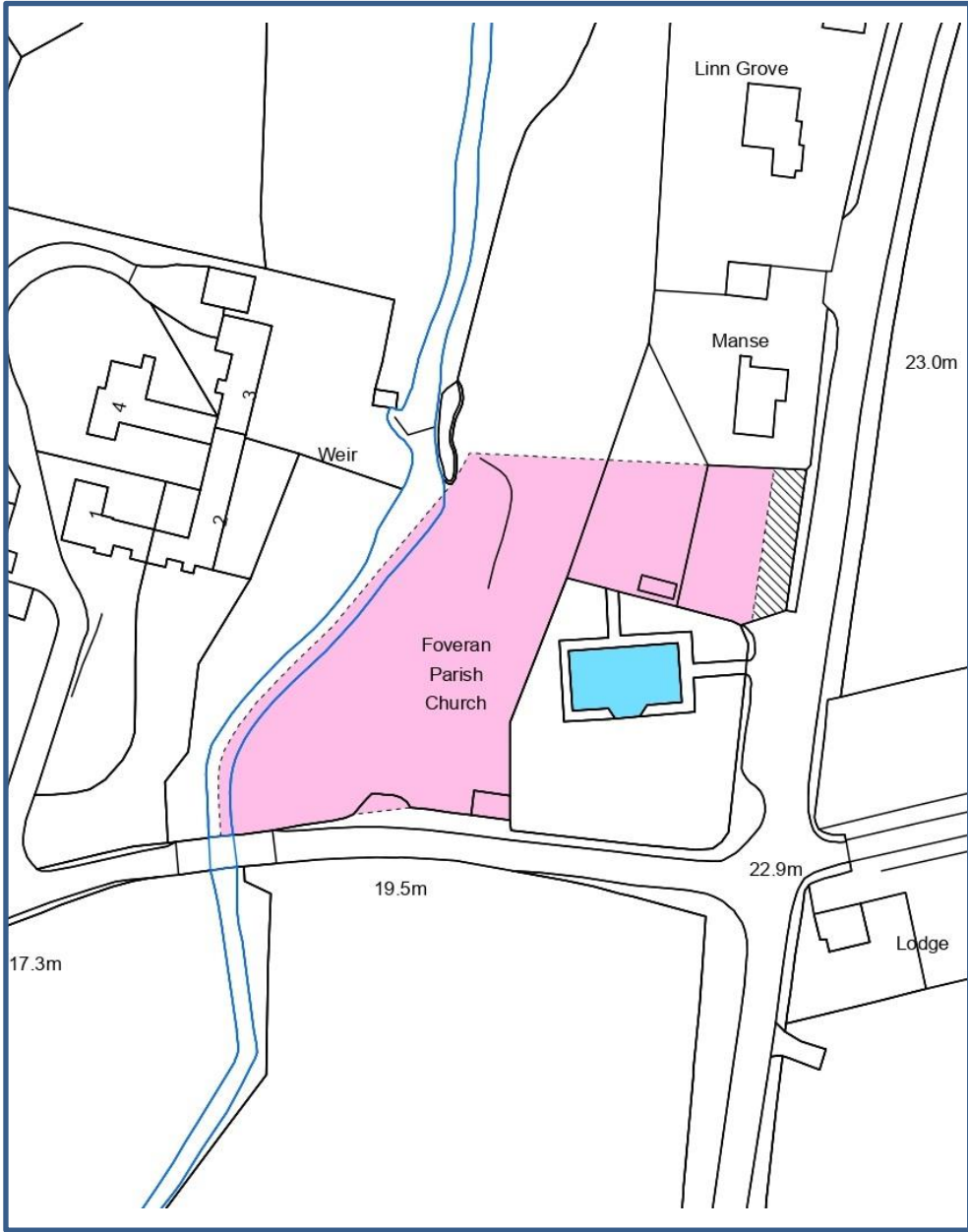
The church has mains electricity only. Heating is by electrical cylinder heaters. There is no water supply to the building nor a drainage connection. Aberdeenshire council would be willing in principle to agree a servitude for pipes within the churchyard, and it would be the responsibility of the purchaser to submit plans and meet costs.

EPC Rating – G

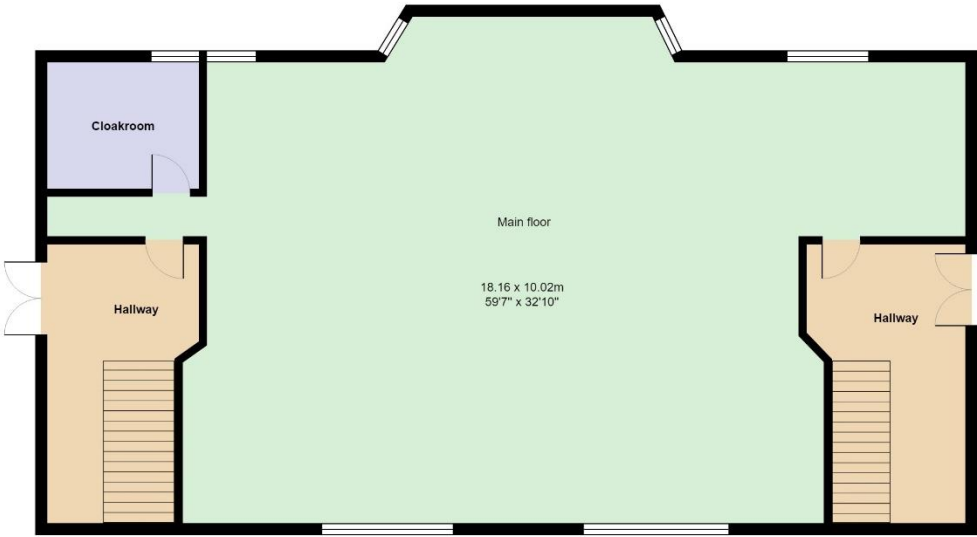
Contents

The sellers reserve the right to remove ecclesiastical fittings and fixtures. The historic Turing stone is not included in the sale.





First Floor



Ground Floor

Grounds

The immediately surrounding grounds are a graveyard and are owned and maintained by the local council. The plan on page 3 shows the ground included with the church shaded pink.

A right of pedestrian and vehicular access will be given over the driveway hatched in black on the plan. The purchaser will contribute to maintenance in proportion to use.

Planning

The subjects are 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. 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 might also be possible, again subject to the usual consents.

Local Area

Newburgh is a mile from the Church and is a very popular coastal village, well situated for easy commuting to Bridge of Don, Ellon, Aberdeen and Dyce. The area is well served for recreational opportunities, with an 18-hole golf course and clubhouse, salmon and sea trout fishing on the River Ythan, coastal walks and the Forvie Sands, a designated nature conservation area with long sandy beaches and large colonies of seals.

Primary and nursery schooling is provided at the highly regarded Newburgh Mathers School which is located in the village, while a modern Academy is available for secondary school education in Ellon. Newburgh also has hotel, convenience stores, and coffee shop and offers a regular bus service to Aberdeen.



Viewing Arrangements

By appointment with The Church of Scotland Law Department.
Please email properties@churchofscotland.org.uk

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

