



**WOODSIDE SOUTH CHURCH AND HALL, CHURCH STREET, ABERDEEN AB24 4DQ**



# Property

This light and spacious B listed church dates back to 1846 and is located on Church Street in Woodside, Aberdeen. The church benefits from having a prominent position just outside the town centre.

The property comprises :

**Ground Floor:** Entrance vestibule with stairs to gallery and two store rooms. Main sanctuary area, chancel with choir recess, storage area, office with toilet, rear vestibule and ladies toilet.

**Lower Ground Floor:** Gents toilets, boiler room and storage area.

**Rear Ground Floor:** Main hall, smaller hall, ancillary corridor with storage, kitchen, toilet and office.

**Tower:** First floor – former vestry. Second floor – storage room.

**Basement Level:** Boiler Room

## Area

Sanctuary Chancel & Choir/organ: 285.0 sq m 3,068 sqft

Offices: 14.6 sq m 157 sqft

Large Hall: 165.3 sq m 1,779 sqft

Small Hall: 62.6 sq m 674 sqft

Kitchen: 16.2 sq m 174 sqft

Gallery: 120.0 sq m 1,292 sqft

Tower Room: 16.0 sq m 172 sqft

Tower Store: 16.0 sq m 172 sqft

Stores & Boilerhouse: 24.0 sq m 258 sqft

TOTAL: 859.7 SQ M 9254 SQ FT

## Planning

The subjects fall within Class 10 Use Consent as defined within the current Schedule of the Town & Country (Use Classes) (Scotland) Order. The building has, since the mid 1960’s been listed Category ‘B’.



## EPC

Rating: E

## Services

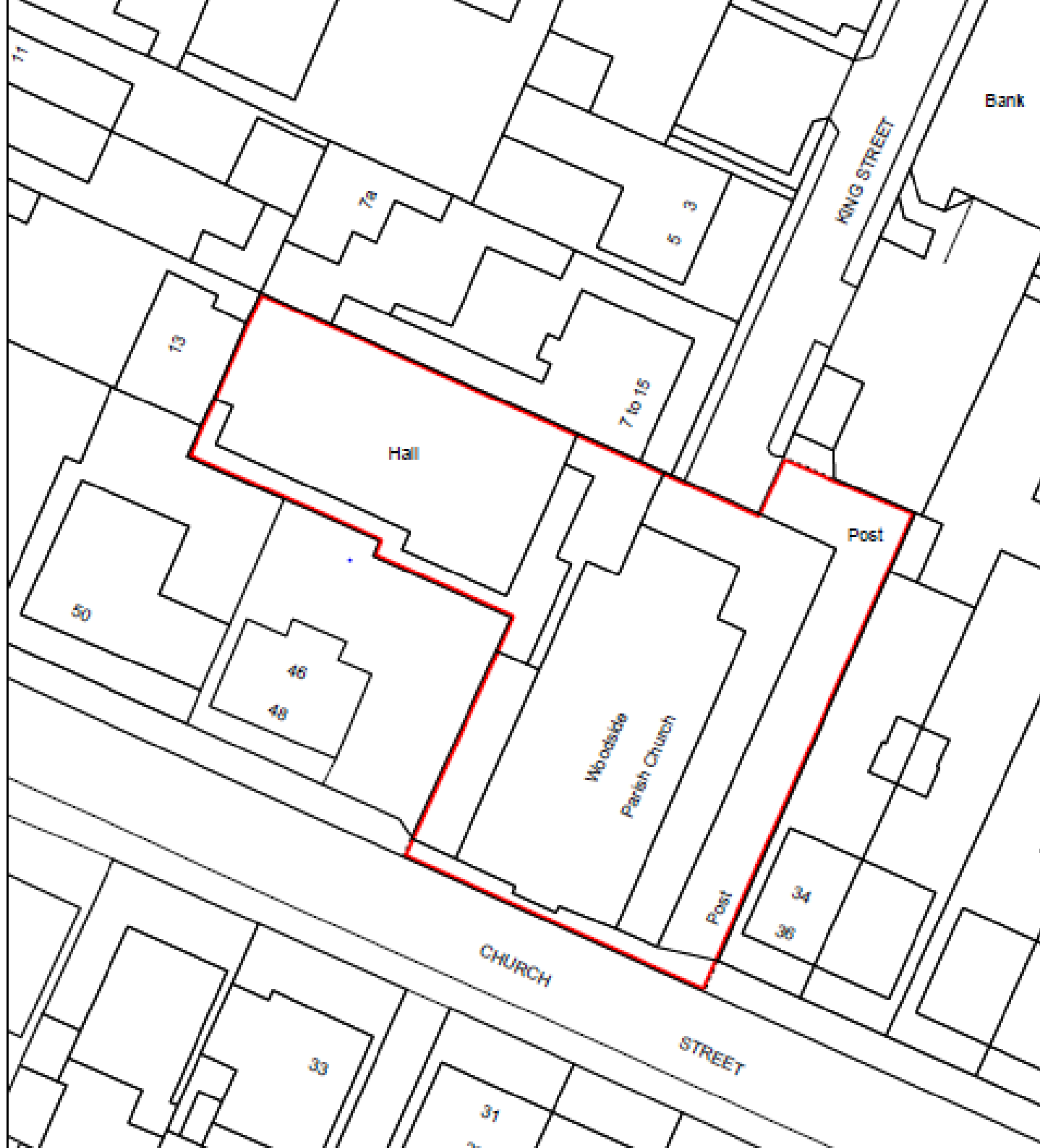
The property is connected to mains supplies of water, gas and electricity, and drainage is connected to the public sewer.

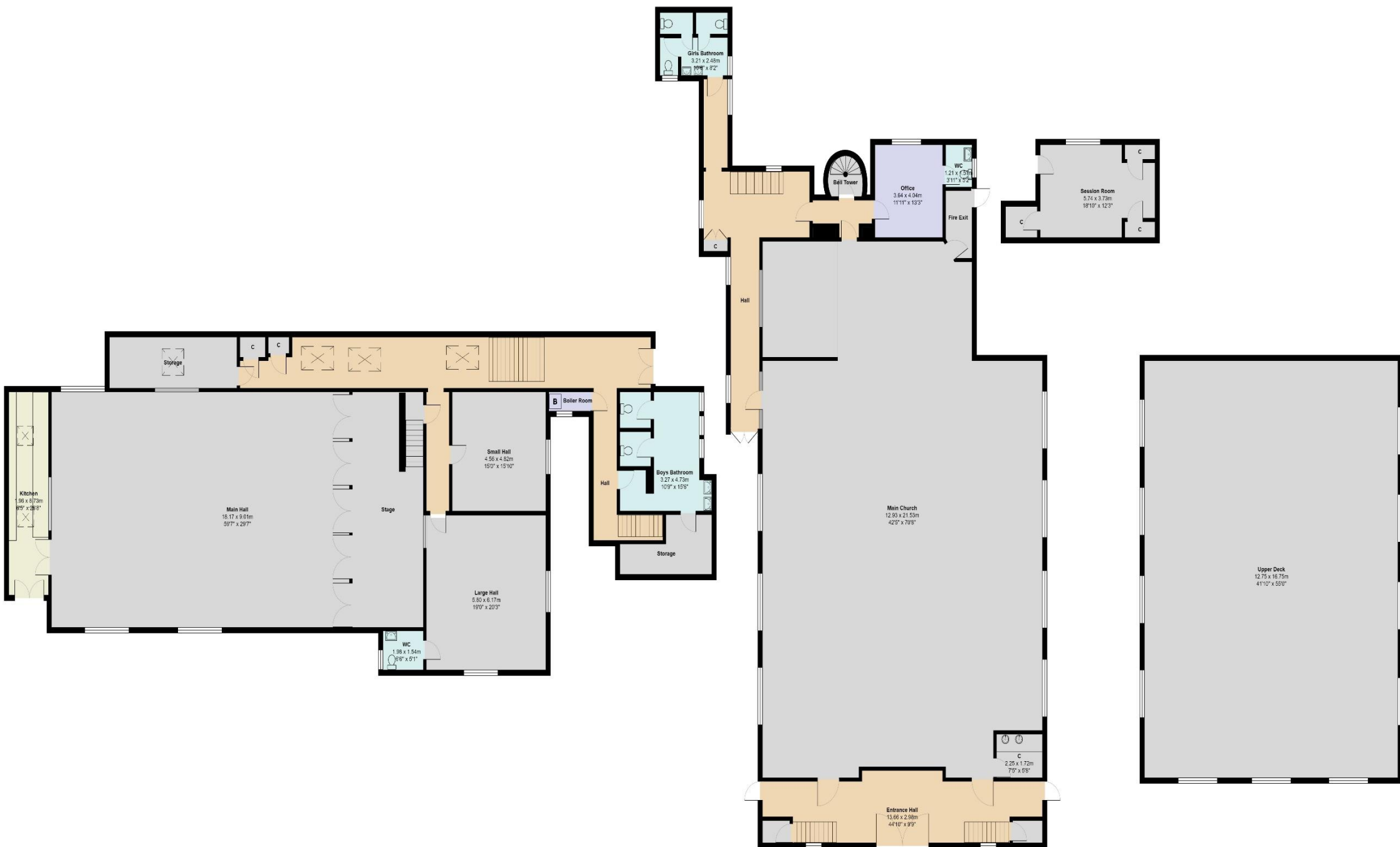
## Local Area

The church is situated in a quiet area close to Great Northern Road. With its sought-after location, you are within walking distance from Aberdeen City Centre providing all local amenities such as supermarkets, restaurants, pubs and cinemas. Kittybrewster and Berryden retail parks are conveniently within walking distance of the property. Public transport facilities are extremely convenient for Aberdeen University, Aberdeen Airport and the oil related offices on the outskirts of Aberdeen, particularly Bridge of Don, Dyce and Kingswells.











# 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

