



**St John's Onthank Church, Hall & Manse, Wardneuk Drive, Kilmarnock, KA3 2EX**

## Property

Excellent development opportunity in the heart of a busy residential area.

The property occupies a large, level site as shown on the plan below and comprises:

### Church and Church Hall

Church, church hall, meeting rooms, kitchen, storage and ancillary

### Manse

Ground Floor: Vestibule, hall, lounge, dining room, bedroom, wc and kitchen.

First Floor: Hall, three bedrooms and bathroom

**Total area of site:** 0.62 hectares (1.53 acres)

## Services

The site is served by mains water, drainage and electricity. It will be for the purchaser to arrange reconnection of these services.

## Planning

The church, hall and manse are not listed buildings. It offers excellent potential for housing or social development, subject to the relevant consents being obtained.

## EPC

The church and hall EPC Rating is **F**, the manse is **D**



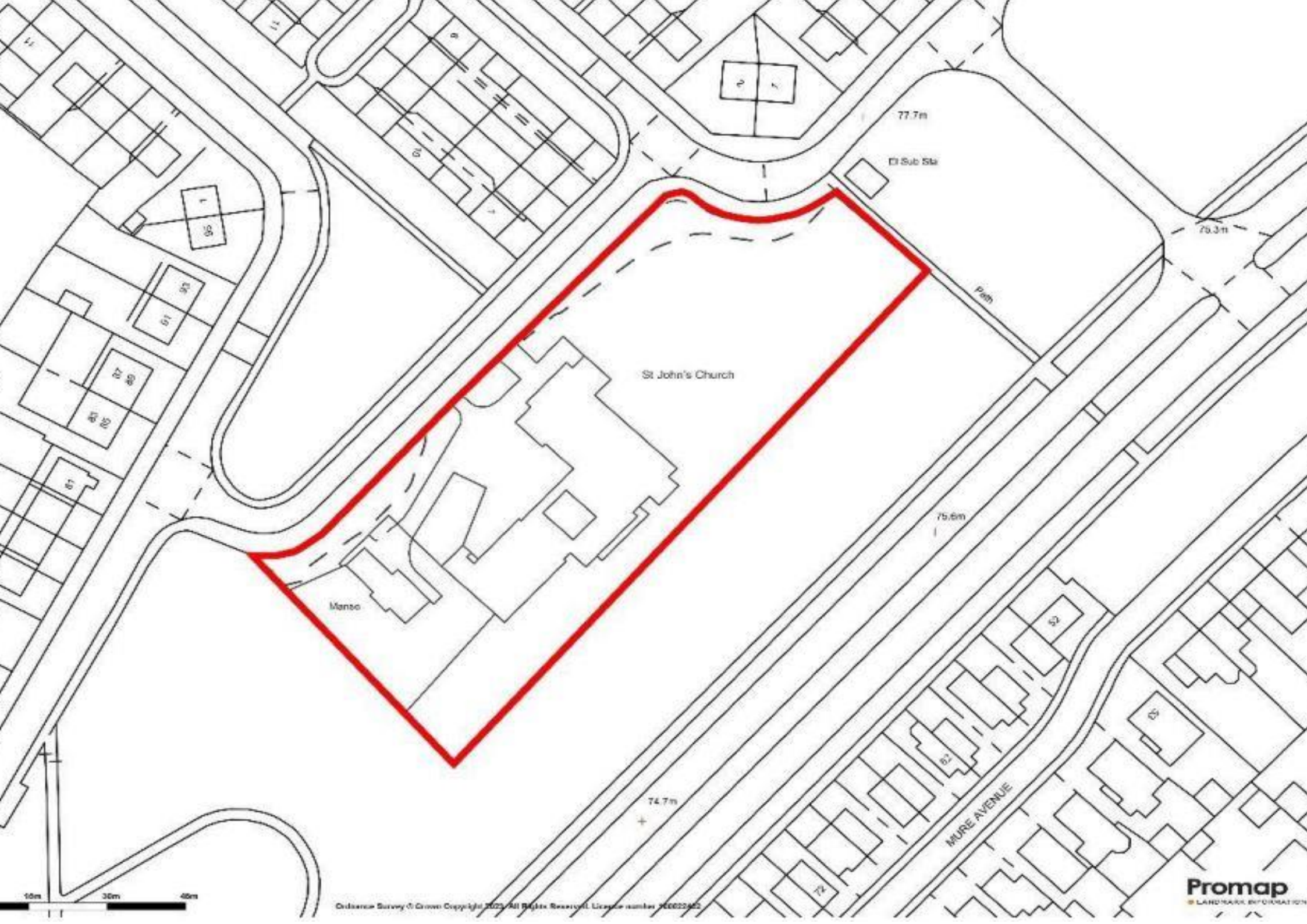
## Local Area

Kilmarnock offers many amenities from restaurants and retail parks to leisure facilities and open spaces for outdoor activities.

The property also benefits from being a short distance from two major supermarkets, a choice of local cafés, primary and secondary schooling.

Kilmarnock is the ideal location for commuters as M77 motorway link gives quick access north to Glasgow, while to the south lie Ayr and Girvan and the Ayrshire coast.





St John's Church

Manse

77.7m

DI Sub Stn

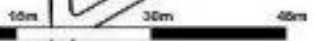
76.3m

Path

75.6m

74.7m

MURE AVENUE









## 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.



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 General Trustees - Scottish Charity No SC014574