



Tough Church, Kirkton of Tough, Alford, AB33 8ER

Property

Traditional church building located in the small hamlet of Kirkton of Tough. The property comprises:

Ground Floor: open plan main sanctuary, meeting room, utility room and WC

Upper floor: Balcony area accessed by two staircases

Area

Main area: 285.96sqm (3,078 sq.ft.) **Upper Deck:** 285.96sqm (3,078 sq.ft.)

Services

The building is connected to mains electricity, served by private water supply with drainage to a septic tank.

Planning

The property is C- listed and could be used, without the necessity of obtaining change of use consent, as a day nursery, day centre, educational establishment, museum, art gallery or 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 would also be possible, again subject to the usual consents.

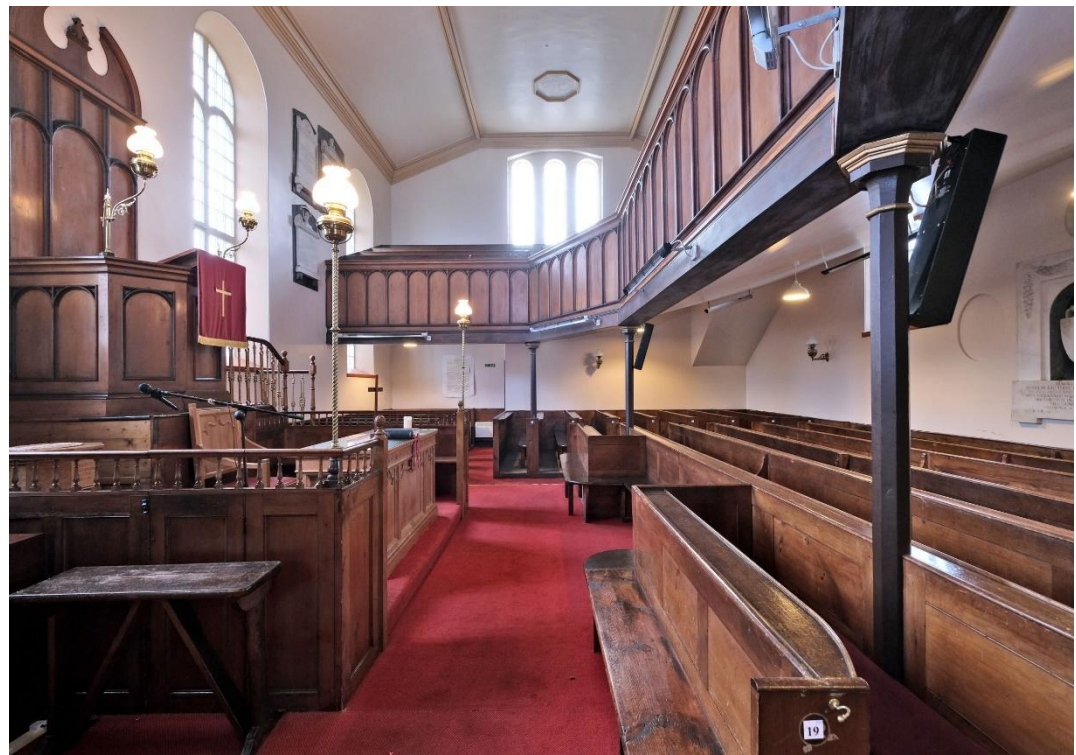


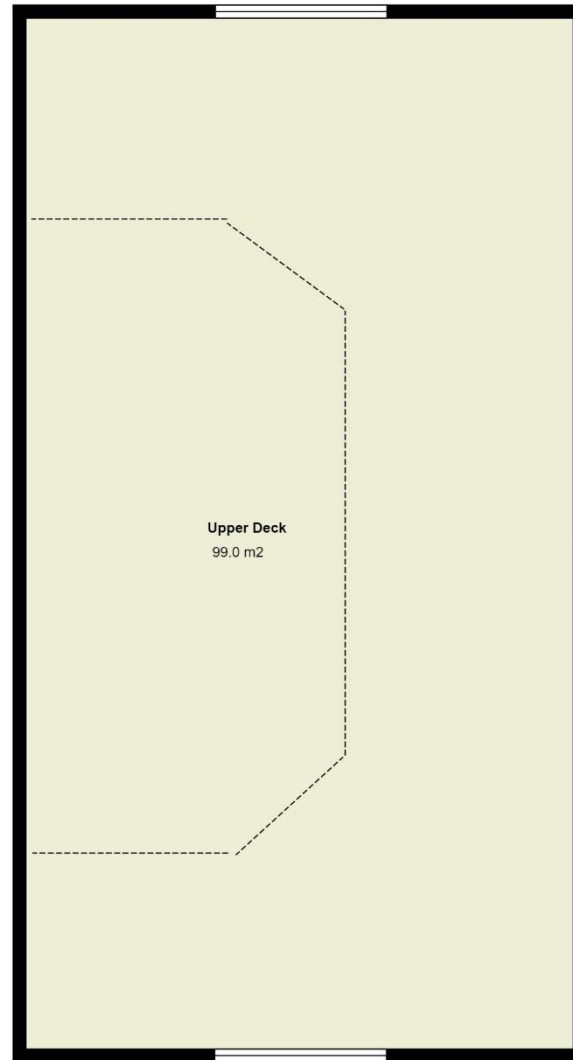
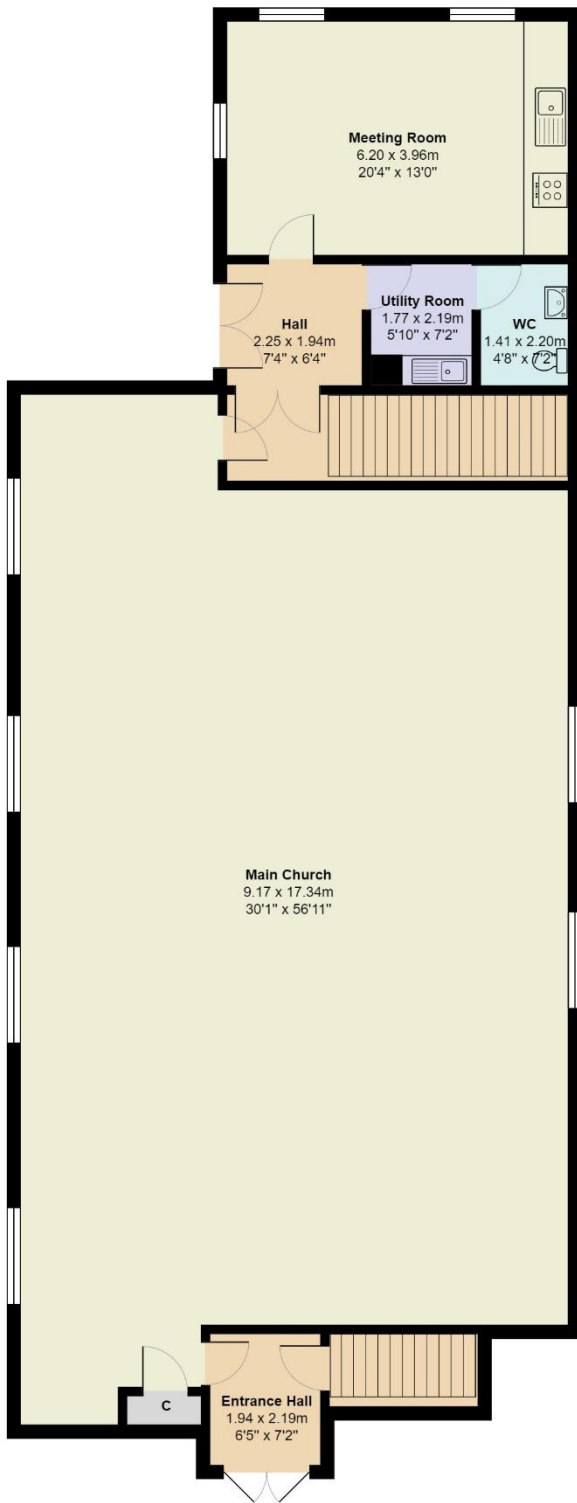
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Rating D

Local Area

The church is situated in a quiet rural location in Kirkton of Tough and a short drive from the popular town of Alford where there are local amenities including grocery shops, independent bakers and butchers, pubs, eateries and a medical centre. There is a local primary school while Alford has a community campus offering nursery, primary and secondary schools along with swimming pool, sports facilities and library. There is an excellent commute to the business parks at Westhill and Kingswells along with Aberdeen city and Airport. The town of Inverurie is just a 20 minute drive which showcases a wide range of shops and supermarkets including a retail park.





Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers 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 to 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

