



Lemreway Church and Grounds, Lemreway, South Lochs, Isle of Lewis HS2 9RD

Property

Church with additional ground used as a car park in a stunning Western Isles Lochside location situated 30 miles from the main town of Stornoway. The property comprises:

Meeting hall, vestry, vestibule and WC.

The property is connected to mains supplies of water and electricity and drainage to a septic tank.

EPC – Rating D

Rateable value-£2,300 pa

Local Area

The property is situated in a small crofting and fishing village in South Lochs, which is rich in wildlife and has some of the most attractive small villages on Lewis with local facilities. The Church is situated adjacent to the shore and enjoys beautiful scenic views of Loach Sealg.

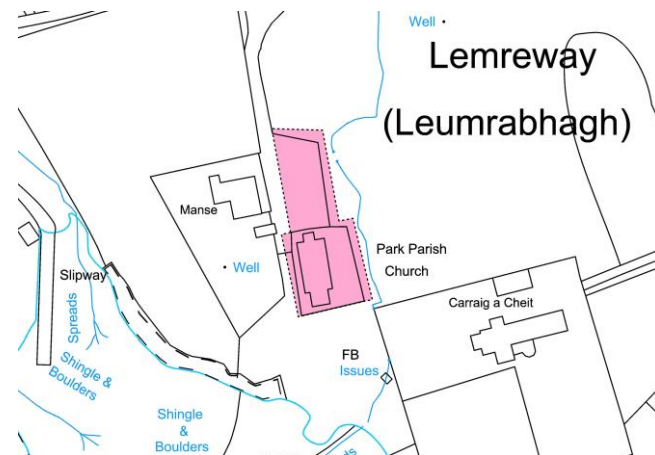
Planning

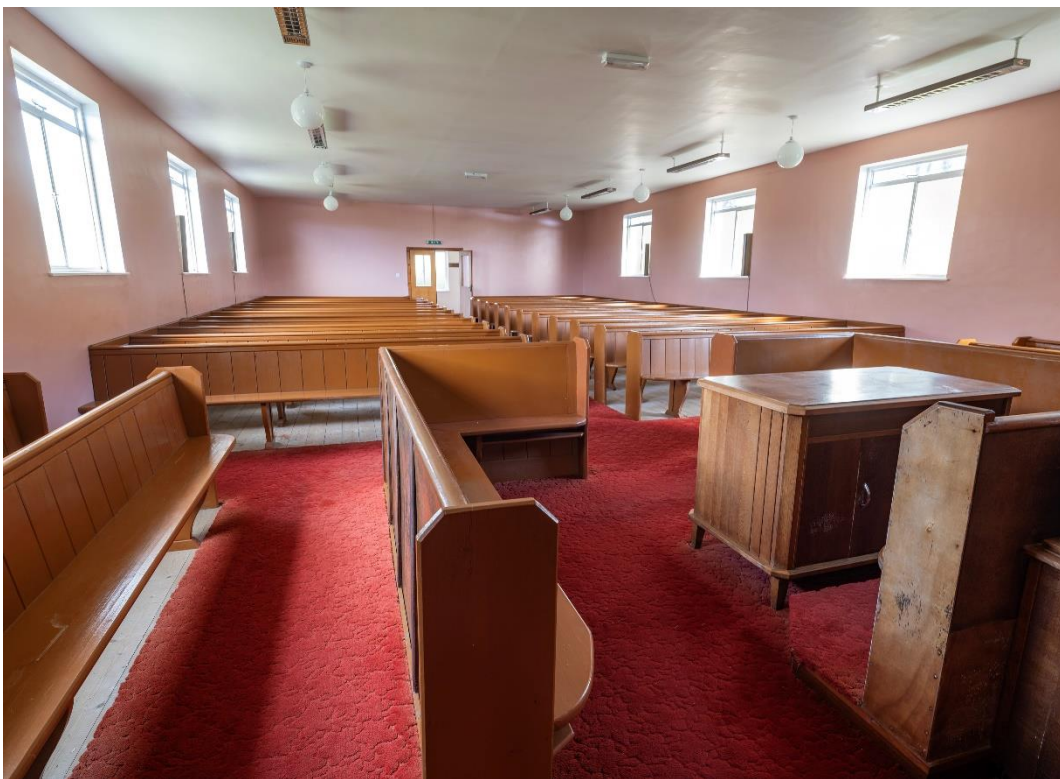
The building could be used, without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation would also be possible, again subject to the usual consents.



Extent

Church gross internal floor area – approx 147.9 sq m





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 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 SC008004

Title restriction

There is a statutory right of pre-emption in the title and once offers have been received, a third party will have the opportunity to purchase the ground at the price and on the same terms and conditions as the Seller indicates they are willing to accept.

The third party will have to accept or decline the offer within one month of being notified of its terms. Following informal enquiries, it is considered unlikely that the third party will wish to take up the option.

