

# Blackbraes & Shieldhill Church, Main Street, Shieldhill, FK1 2DT



## Property

Traditional church positioned in the heart of a vibrant community.

The property comprises of an open plan worship area to the front of the building, with the rear area comprising of a private office, kitchen, meeting hall, boiler room, male and female WC facilities. Additionally, there is a basement storage area which is accessed from the back of the property

There are well kept grounds included in the sale, clearly outlined in pink. The blue area on the plan is a right of access which benefits the property.

## Area

Ground Floor: 167.64 sq m 1,805 sq ft

Lower Ground Floor 189.25 sq m 2,037 sq ft

Basement Store 27.42 sq m 295 sq ft

TOTAL 384.31 sq m 4,137 sq ft

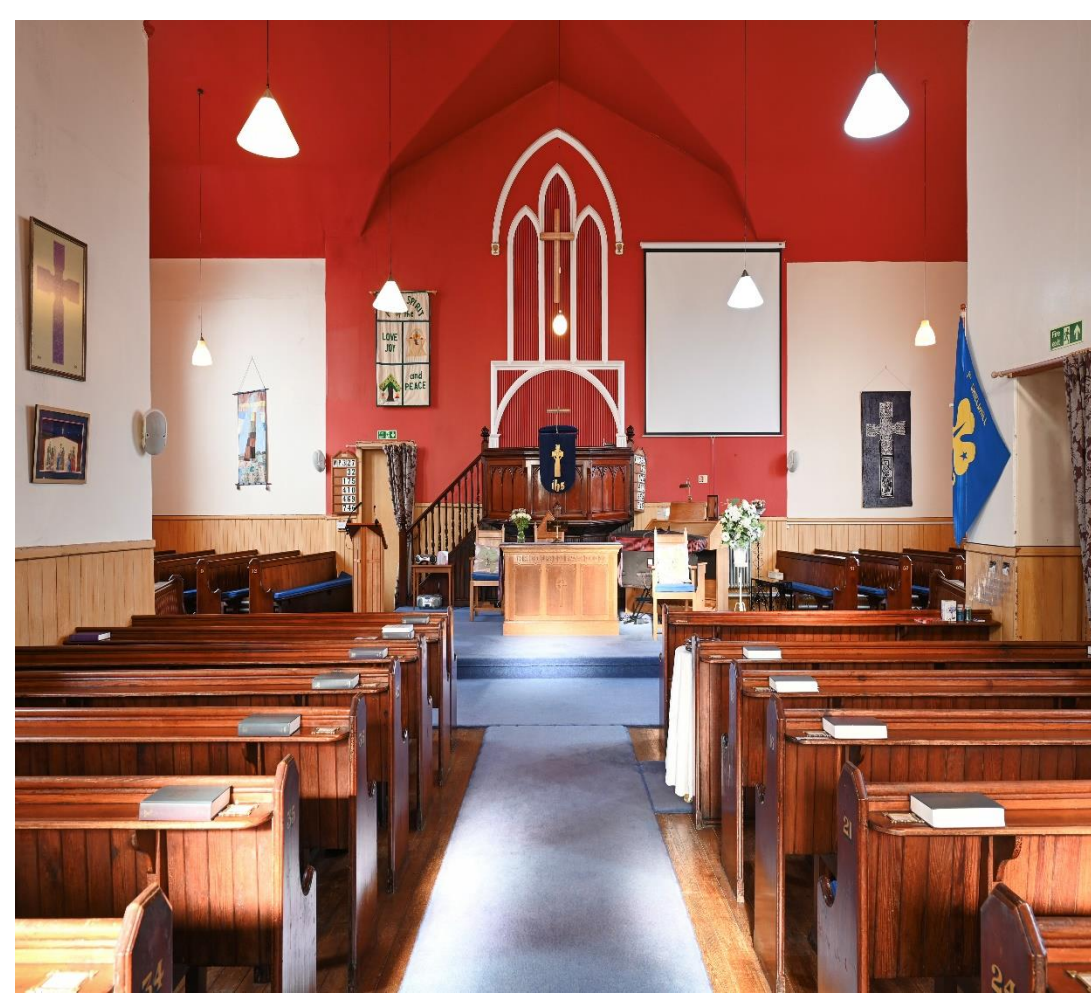
## Services

The property is connected to mains supplies of water, gas and electricity.

Drainage goes into the main public sewer

## Planning

The property is not listed, and could be used, without the necessity of obtaining change of use consent, as a Creche, day nursery, day centre, educational establishment, museum or public library. It also has potential for a variety of other uses, such as retail, commercial or community uses, subject to obtaining the appropriate consents. Conversion to residential accommodation might also be possible, again subject to the usual consents.



## EPC

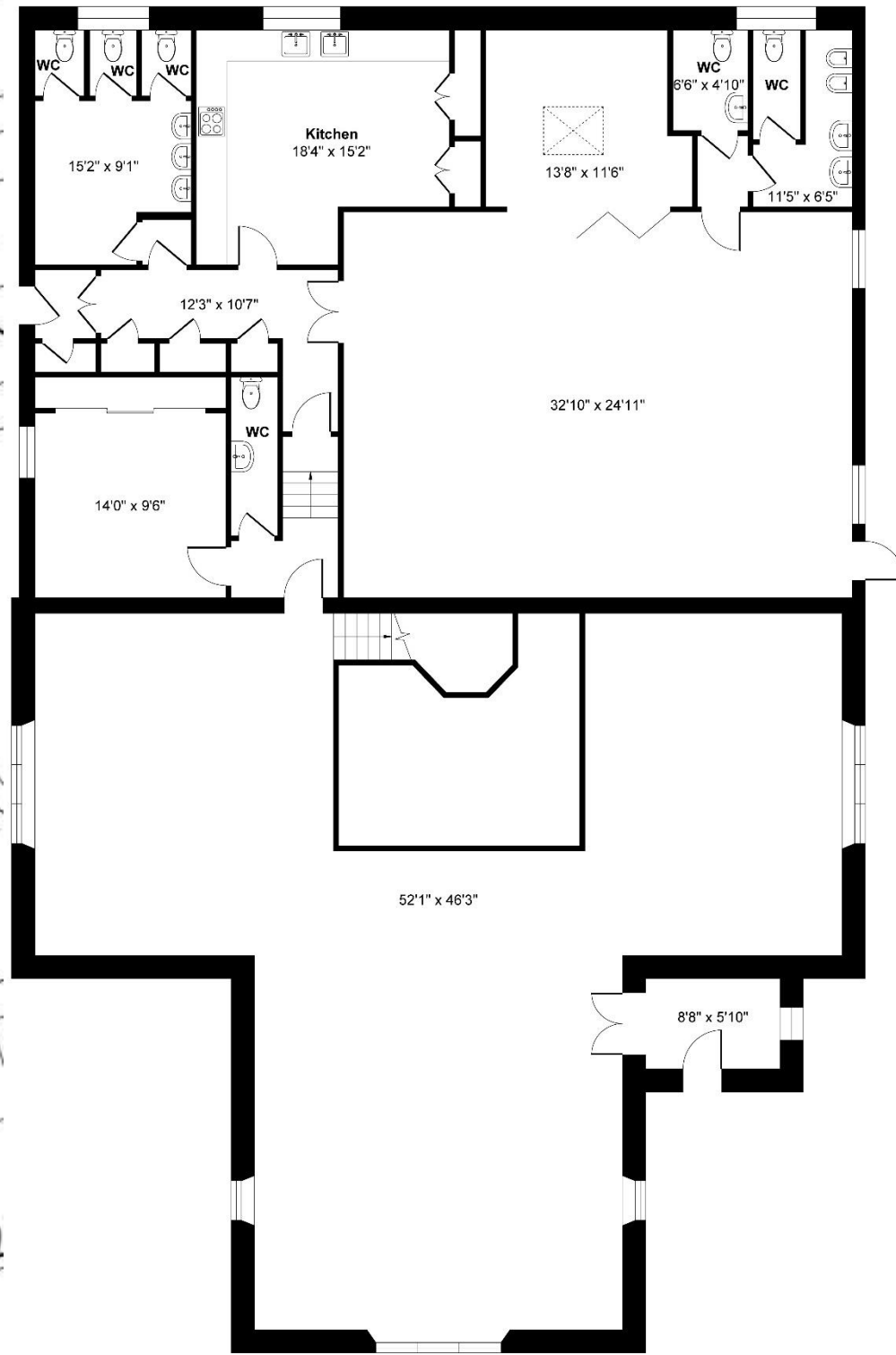
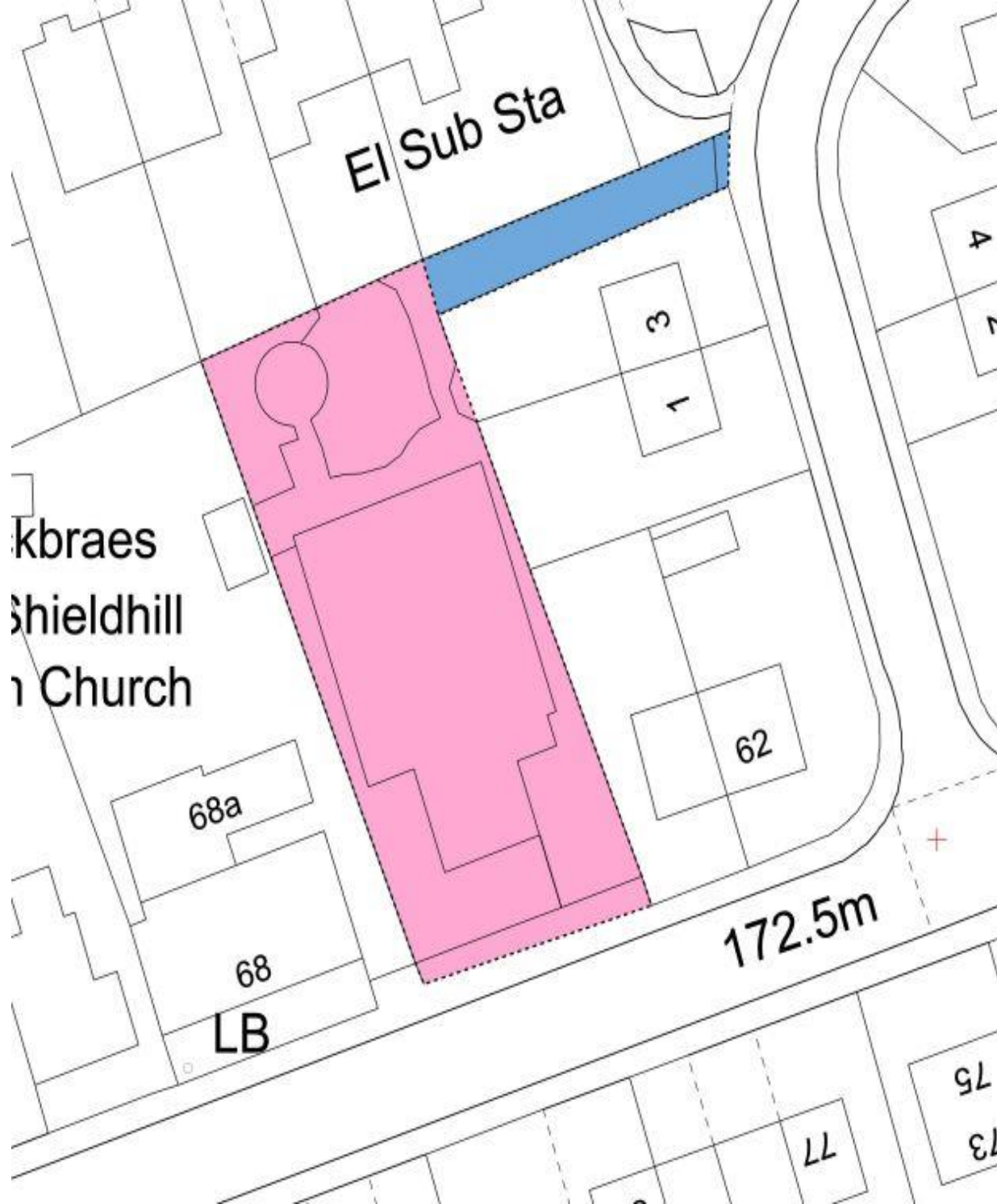
Rating: G

## Local Area

Shieldhill is a village within the Falkirk council. The village is two miles from Falkirk and two miles southwest of Polmont.

On hand local amenities include: Convenience stores, post office, pharmacy, beauty salon, barbers, fast food restaurants and a Primary School.

The nearest train station is at Polmont, a short drive away. It offers ScotRail services on the Glasgow to Edinburgh.





# 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](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 SC001385

