

Panbride Church, Panbride Road, Carnoustie, DD7 6JP

THE CHURCH OF SCOTLAND
EAGLAIS NA B-ALBA



WELCOME TO PANBRIDE
Old Parish Church
18th Century
18th Century
18th Century

NO
TURNING

Property

C listed church (with B listed burial aisle) built on the site of an earlier medieval church dates back to the 18th century and is situated in the seaside town of Carnoustie. The property comprises:

Main church hall, mezzanine gallery, meeting room, crypt/vault and adjacent car park.

The sale is the footprint of the building only, together with the car park. The graveyard is owned and maintained by the Local Authority. There are rights of access over the car park in favour of the adjacent cottages.

The sellers retain the right to remove ecclesiastical fixtures and fittings, and any war memorials.

Area

Ground Floor: 217.80sq m, 2,344sq ft

Church Mezzanine: 177.00sq m, 1,905sq ft

First Floor (Vestry): 35.61sq m, 383sq ft

TOTAL: 430.41sq m, 4,632sq ft

Services

The property is connected to mains supplies of water, gas and electricity. Drainage is assumed to be into a septic tank.

Planning

This C listed 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. The burial aisle and "louping stone" (in the car park) are B listed.



The property contains a burial aisle and vault which were part of an earlier building and there are also likely to be buried remains under the present building. There are known to be a number of historic remains within the burial aisle and vault forming part of the property, as well as in other parts of the building, with the last known interment being in 1888.

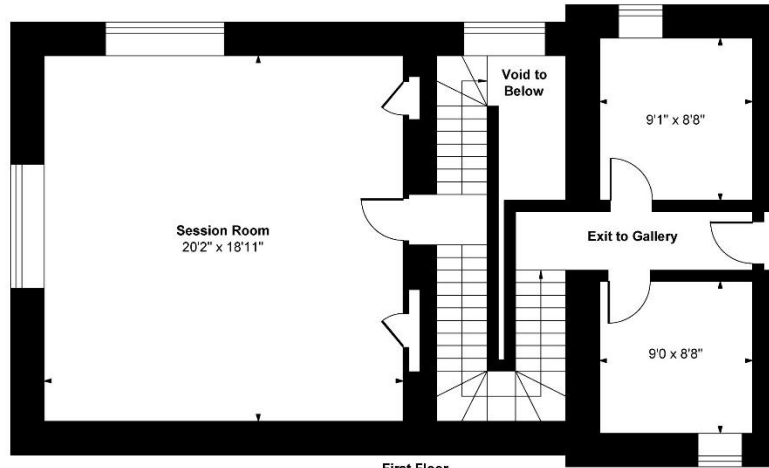
EPC

Rating D

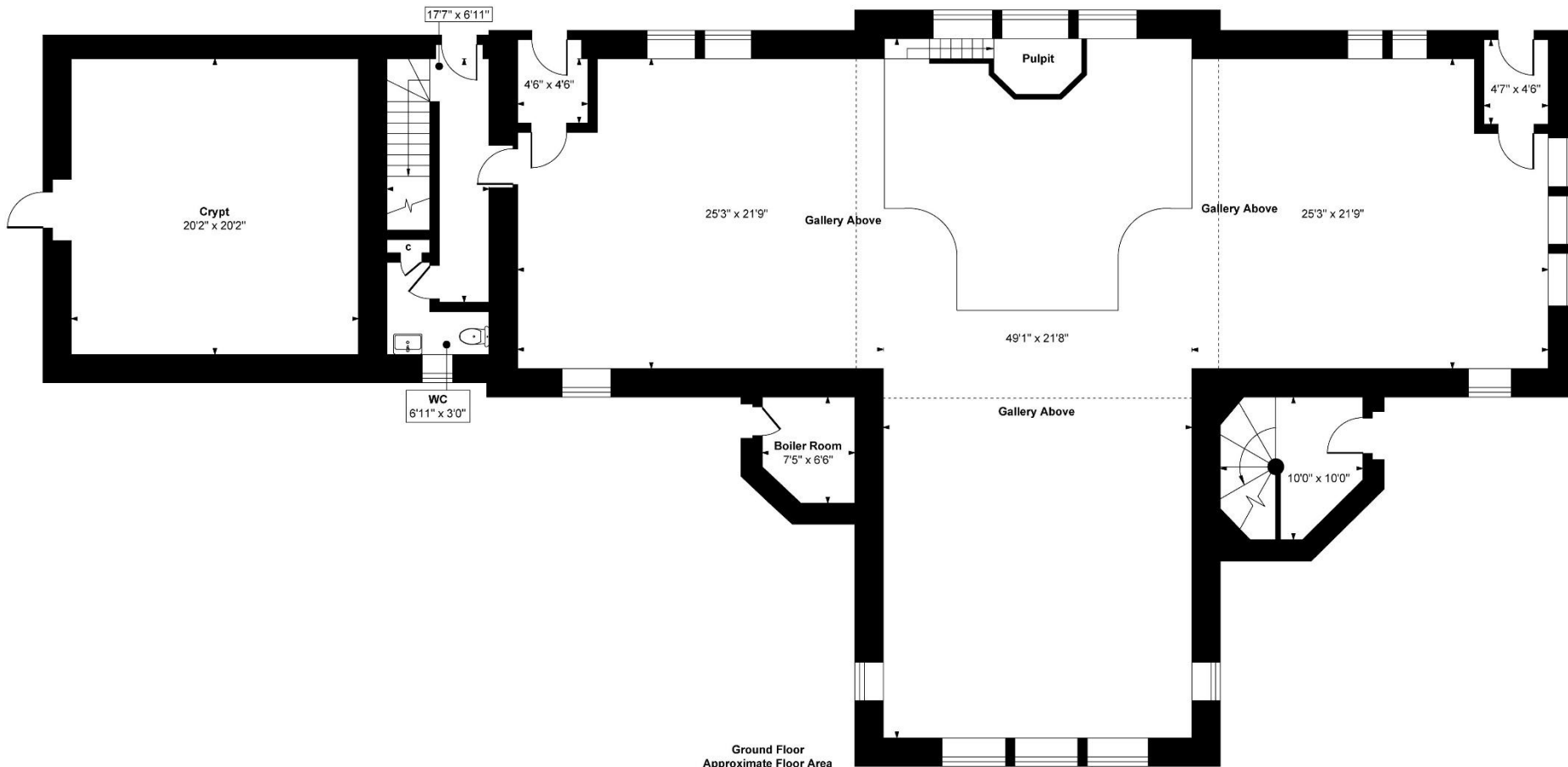
Local Area

The seaside town of Carnoustie in Angus is located around eight miles east of Dundee. There are primary schools in the area and one secondary, Carnoustie High School. Local amenities include a variety of shops, cafes and restaurants, perfect for leisurely strolls and dining experiences. Water sports are also popular in Carnoustie Bay. The town has a railway station with services to Dundee, Glasgow and Aberdeen. Regular bus services are also provided and there's easy access to nearby Dundee via the A92.

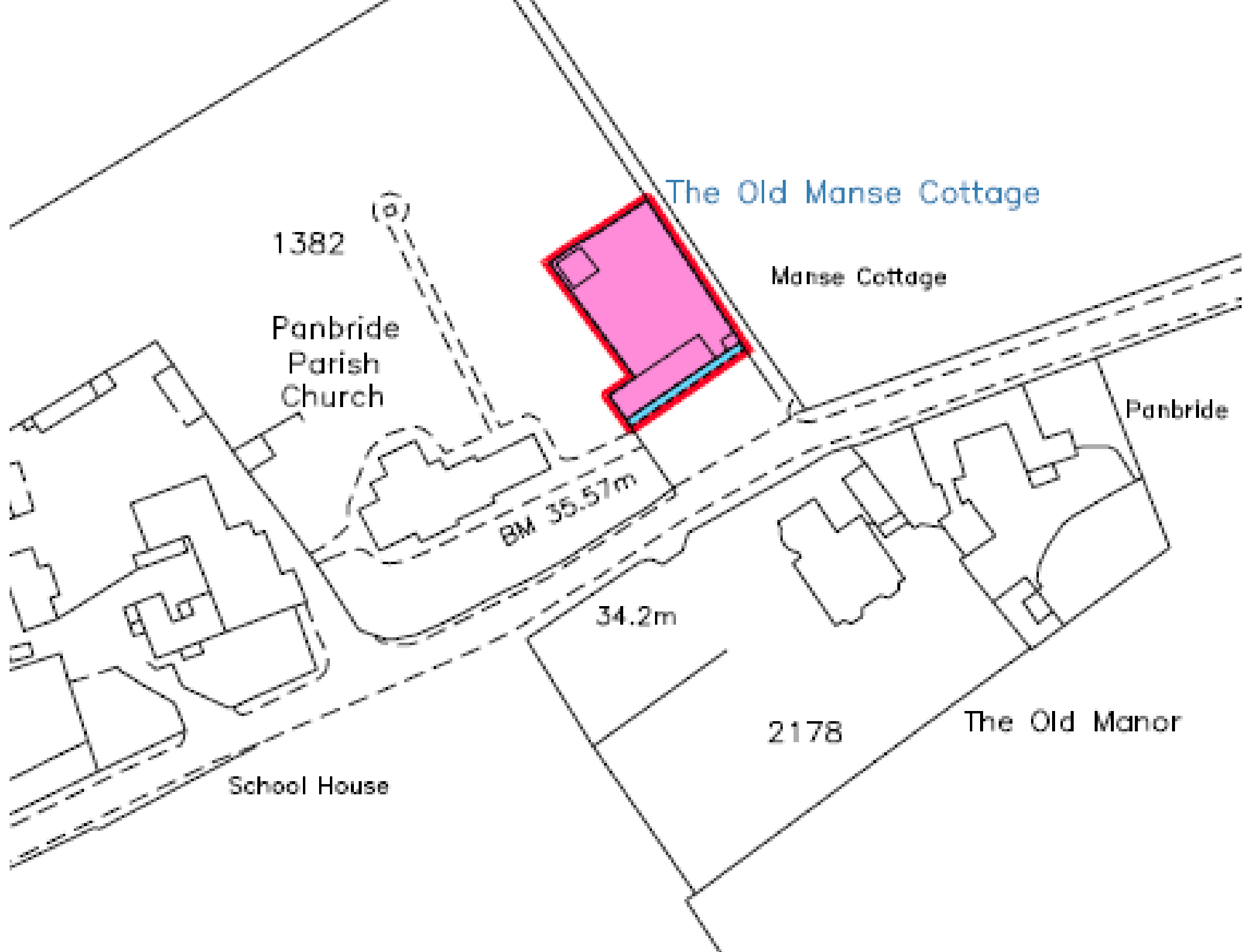


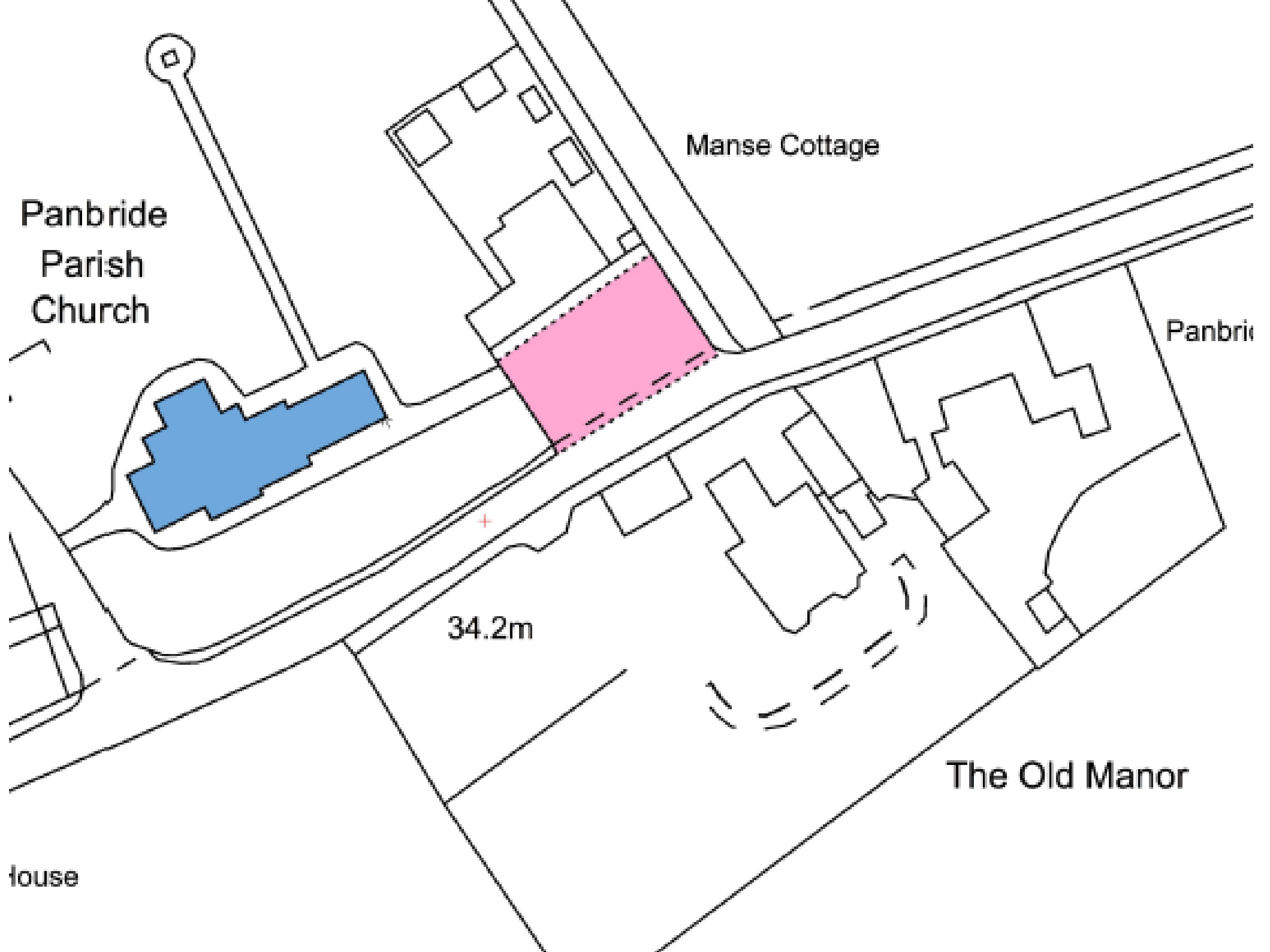


First Floor
Approximate Floor Area
891 sq. ft



Ground Floor
Approximate Floor Area
3045 sq. ft





Panbride
Parish
Church

Manse Cottage

Panbride

34.2m

The Old Manor

house

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

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 SC014574

