



Speymouth Church, Fochabers, IV32 7LE

Property

Appealing B-listed church dating back to 1733 in a beautiful rural location with open outlooks to surrounding countryside, close to the banks of the River Spey

The property comprises:

Ground floor - Main Church Hall, Ancillary Mixed-Use Hall, Kitchen Area, Dining Area, Disabled WC

First floor - Mezzanine Gallery, Mixed Use Open Plan Area

The church is positioned within a good sized, level area of ground with ample parking as shown outlined in red on the plan on page 5.

Area

Total: 428.52 sq m 4,613 sq ft

Services

The property is connected to mains supply for electricity and water. Drainage is to a septic tank positioned within the site.

Planning

The B 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.

Residential development might also be possible, again subject to the usual consents.



EPC

Rating C

Local Area

Fochabers is a bustling town with many local attractions in Moray.

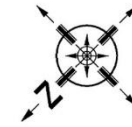
Local amenities include: Convenience stores, Post Office, cafes, local retailers, chemist, garden centres, Nursery and Primary and Secondary Schooling.

The property's location allows easy access to scenic countryside walks and the River Spey.

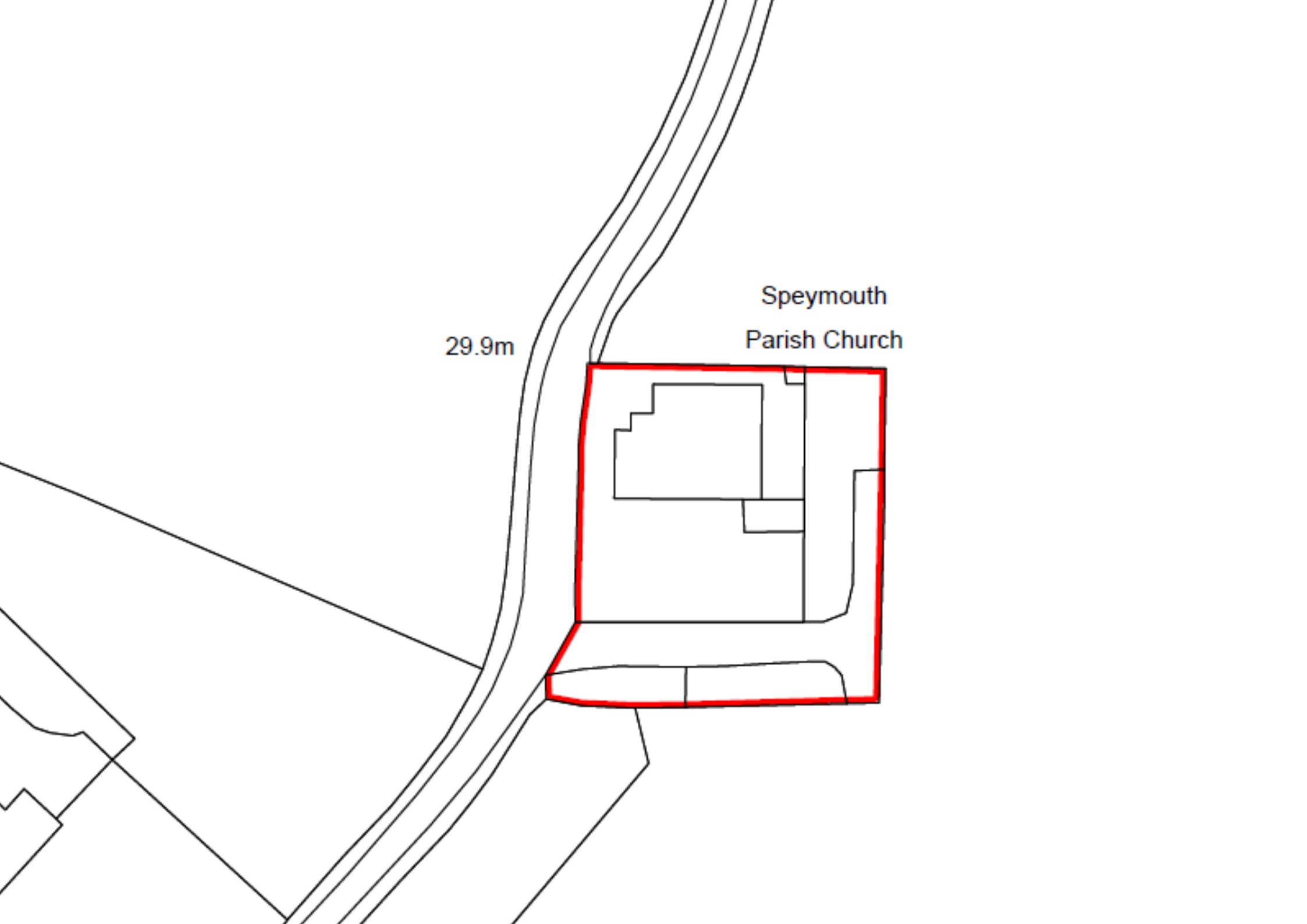


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Approximate Gross Internal Area = 419 sq m / 4510 sq ft
(Excluding Void)



This floor plan is for illustrative purposes only and is not to scale.
All measurements, dimensions, and areas are approximate and should not be relied upon for accuracy.
No guarantee is given regarding the operability or condition of services, systems, or appliances shown.
Prospective buyers or tenants should verify all details independently before making any decisions.



Speymouth
Parish Church

29.9m

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers 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 -Scottish Charity No SC011353

