



Collessie Church, Collessie, Howe of Fife, KY15 7RQ

Property

Attractive church of traditional construction and design located in the small village of Collessie, Howe of Fife.

The church is category B-Listed and enjoys charming rural outlooks. Conveniently placed for the A91, it gives easy access to both St Andrews and Cupar, and has potential to form a lovely residential property.

The internal layout is of traditional design with level floors and fitted pews around a central pulpit. There is restricted access to a small balcony area which contains a store/office space. Gross Internal Floor Area: 1600 sq.ft

Fittings and Fixtures

The sellers reserve the right to remove ecclesiastical fixtures and fittings.

Services

The church benefits from mains supply electricity. Mains water and drainage are available in the village but not connected to the church and it will be the responsibility of the purchaser to make suitable arrangements. Fife Council have agreed in principle to the laying of services through the churchyard, subject to conditions. Further information from selling agents.



Grounds

The surrounding churchyard is owned & maintained by the local authority

Planning

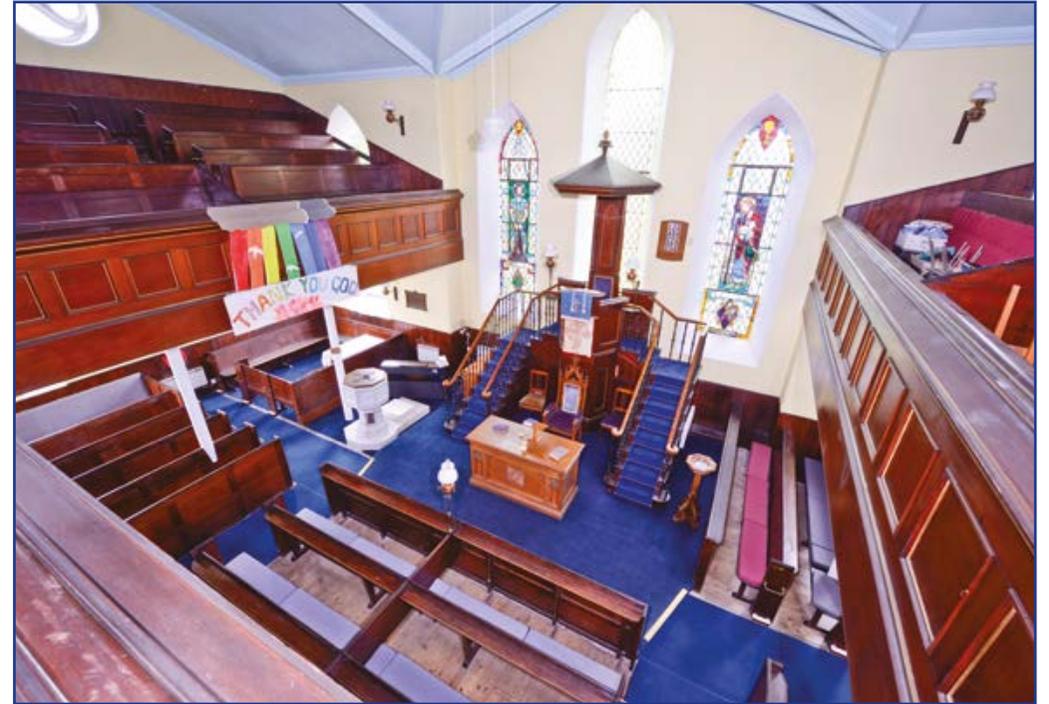
As a Category B Listed Building the church falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. In addition to its current use, it could be used as a crèche, day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use. The property may be suitable for redevelopment for residential use subject to the necessary consents being obtained but interested parties are advised to satisfy themselves as to the position as no warranty is given by the Seller as to this.

Local Area

Collessie is a small hamlet in the rich agricultural heartland of the Howe of Fife. Surrounded by scenic countryside, the village lies 6 miles from the town of Cupar and just 30 minutes' drive from Perth, Dundee and St Andrews.

Collessie enjoys excellent green spaces for outdoor activities and the village hall also hosts a programme of events for the local community. In easy reach of Collessie is a selection of schools at primary and secondary level, while the prestigious University of St Andrews is also close by.

Cupar offers a great selection of amenities including supermarkets, eateries, banks, a post office, a library and medical services, as well as a leisure centre.



EPC Rating- G

Viewing Arrangements

By appointment with The Church of Scotland Law Department on 0131 240 2263.

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 240 2263 Fax 0131 240 2246
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 General Trustees - Scottish Charity No SC014574

