



Ardchattan Church, Achnaba, North Connel, Argyll, PA37 1RF

Property

Beautiful B-Listed Church located in a picturesque setting on the banks of Loch Etive. The church occupies an elevated site with outstanding views over the Loch.

Built in 1836, the church is striking in appearance and comprises: Nave, east transept, west transept, vestry, hall, WC and gallery area above.

The church is situated between Ardchattan and North Connel, in Argyll & Bute, one of the loveliest areas in Scotland

Grounds

The grounds surrounding the church are owned and maintained by the local authority. There is a right of pedestrian access to the property over ground owned by Argyll & Bute Council, from the public road.

Fixtures and Fittings

The Sellers reserve the right to remove the ecclesiastical fixtures and fittings, including the pews.

The Sellers will exercise reasonable care in the removal of these reserved items but will not be bound to make good any damage resulting from such removal.

EPC Rating- G



Services

The property is served by mains electricity and mains water. Drainage is to a septic tank situated on the seaward side of the public road.

Planning

The subjects are B-Listed and 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, hospitality and restaurant, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation might also be possible, again subject to the usual consents.

Local Area

Nearby Connel village is a thriving community offering a broad range of facilities including a primary school with 11 pupils, doctor's surgery, post office/village shop, railway station, bus routes, restaurants and pubs. There is also a primary school in nearby Benderloch with 130 pupils.

Approximately 8 miles to the south-west is the bustling port of Oban, boasting excellent transport links and a good range of shops, bars, cafes, restaurants, primary & secondary schools and leisure facilities.

The area is well known for its scenic beauty and offers a wealth of opportunity for outdoor activities such as fishing, sailing, hiking, golf and bird watching.



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- Charity No SC014574

