



Windygates Church & Hall, Balcurvie Road, Windygates, Leven, KY8 5DY

Property

Detached Church and Hall with surrounding land and traditional interior.

The property comprises:

Church: Entrance vestibule leading directly into an open plan worship area, office and toilet facilities.

Hall: Entrance vestibule and hall.

Please note the back of the hall will require works carried out. Please see images on page 5.

Area

Church: 259.79sq m, 2,796sq ft

Hall: 145.95sq m, 1,571sq ft

TOTAL: 405.74sq m, 4,367sq ft

Services

The property is connected to mains supply of water, gas and electricity. Drainage is connected to the main public sewer.

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. Conversion to residential accommodation would also be possible, again subject to the usual consents.

EPC

Church: Rating G

Hall: Rating E



Local Area

Windygates is a small village surrounding central Fife.

Local amenities include: Post office, supermarket, primary school and a public house

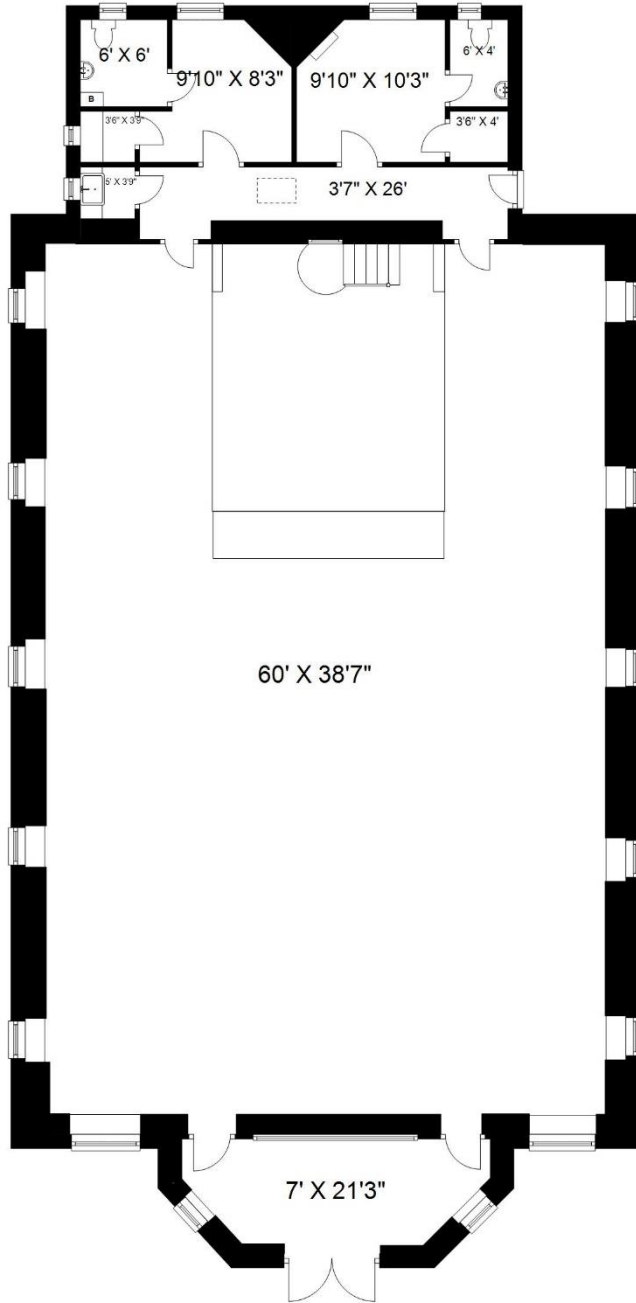
The seaside town of Leven is less than 2 miles away and offers a wide variety of leisure facilities.

Windygates is well placed for access to both Kirkcaldy and Glenrothes where a wide range of major shops, supermarkets and specialist stores can be found.

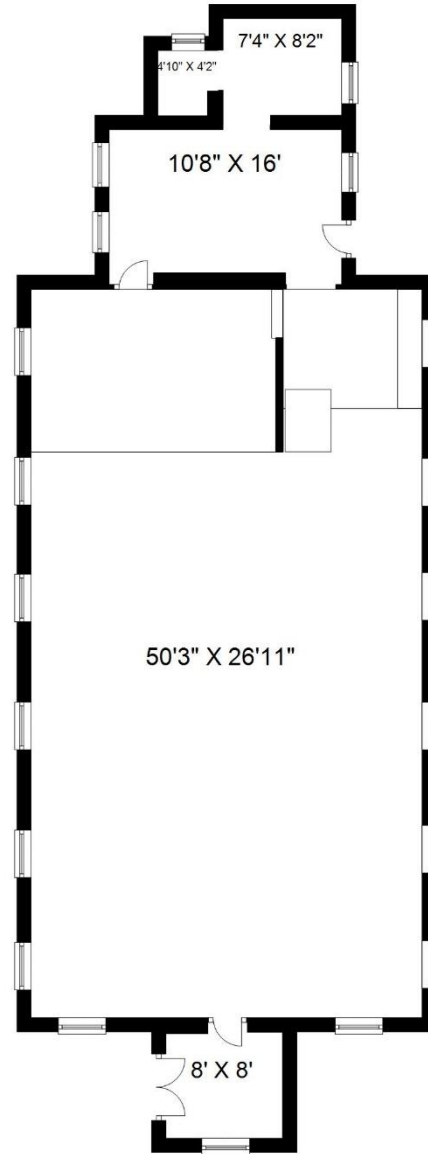
Commuting to Edinburgh and Dundee by car via the A92 or train via Cameron Railway Station.



WINDYGATES CHURCH
APPROX. 5418.9 SQ. FEET



WINDYGATES HALL
APPROX. 1683.6 SQ. FEET



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

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

