



Strathkinness Parish Church, Strathkinness, KY16 9XR

Property

Charming traditional parish church located in the popular Fife village of Strathkinness. Less than ten minutes' drive to St Andrews, the church is in a wonderful location on Church Road in the centre of the village and presents an excellent purchase opportunity.

Built in 1864, the church is of traditional stone construction with pitched and slated roof with timber floors and staircase to balcony level above.

Accommodation

Ground Floor: Entrance Hall, main worship area, Vestry

First Floor: Mezzanine/ Balcony Level

The gross internal floor area extends to 219m² or thereby.

Fixtures & Fittings

The sellers reserve the right to remove the ecclesiastical fittings and fixtures within the building. The organ is not included in the sale.

Services

The church is served by mains electricity -the supply is shared with the church hall. The purchaser of the church would require to arrange and pay for separation and a new supply to the church. The church is not connected to mains water or drainage. Heating is by oil fired boiler and radiators.

The adjacent church hall is not included in the sale. The access for vehicles and parking area to the rear of the church is shared with the users of the hall. The paths leading to the front door of the church and to the rear parking area are also shared with the hall users. A plan of areas which could be sold with the church for exclusive use for parking and amenity is available on request.



Grounds

The site (of the church and hall) extends to approximately 1.4 of an acre or thereby, bounded mainly by stone walls. There is also off-street parking and a stone outbuilding with a pitched and slated roof.

Planning

The church is not listed and 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.

Local Area

Strathkinness is a popular choice for purchasers seeking a home with a country atmosphere and is only a couple of miles from the historic town of St Andrews. The village has an excellent primary school, popular pub/restaurant and a regular bus service.

Strathkinness is well placed for commuting to the surrounding towns of Dundee, Perth, Kirkcaldy, Glenrothes and Cupar.

The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away with further airport facilities and London flights also available from Dundee.

EPC Rating- G



Viewing Arrangements

By appointment with the Church of Scotland Law Department.
Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent 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.

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