

St Margaret's Hall, Station Road, Urquhart, IV30 8LQ



Property

Church hall situated in the village of Urquhart. The property comprises:

Church hall, kitchen and toilet facilities.

Area

Church Hall: 84.85 sq m, 923 sq ft

Services

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

Planning

The 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

Rating D

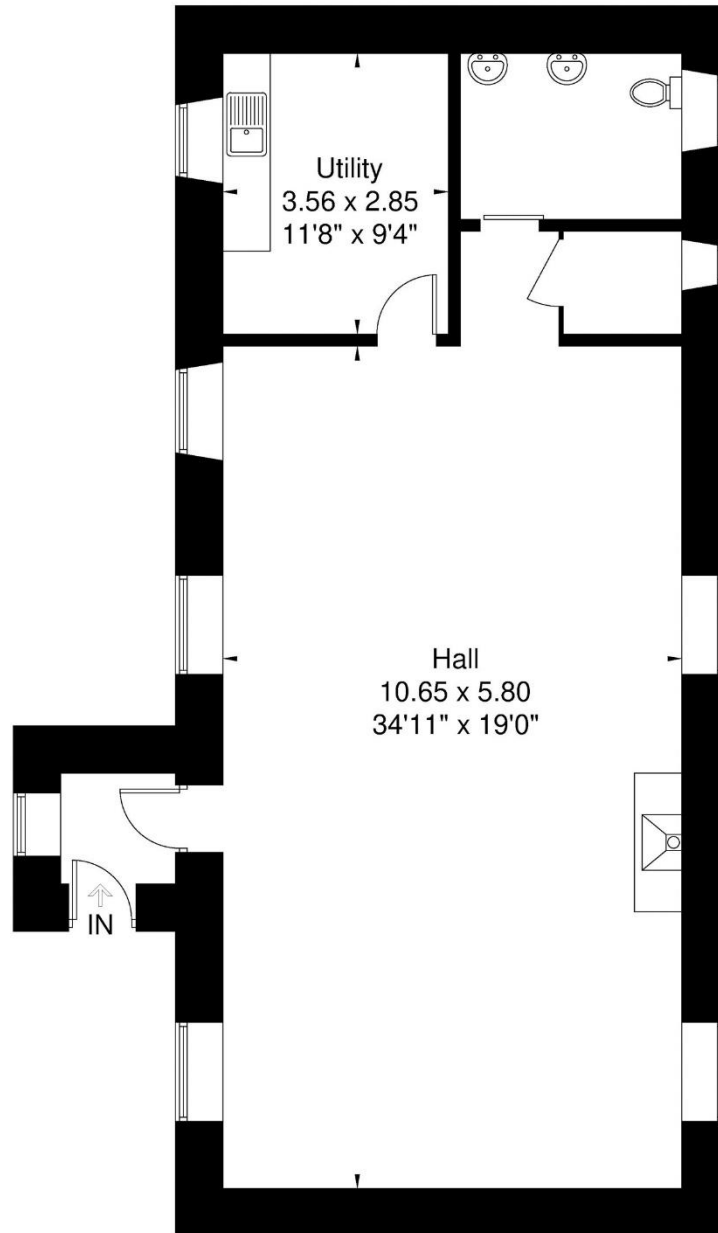
Local Area

The property is located on the western outskirts of Urquhart, a small village situated approximately 6 miles east of Elgin and within commuting distance of both Aberdeen and Inverness. Elgin benefits from leisure facilities, shops, restaurants, bars, Moray College and Dr Gray's Hospital. Marveston Golf Course is also nearby and within a 10-minute drive. Elgin also has great public transport including both bus and rail.



St.Margaret's Hall, Urquhart

Approximate Gross Internal Area = 90.4 sq m / 973 sq ft





Reference: 1189618/ACM

Co-ordinates at Centre:

Scale:

Version: 1.0

Easting: 328,851

1:500

Date: June 2024

Northing: 862,679

Paper Size:

A4

0 5 10 m



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

