



**Whittingehame Parish Church, Whittingehame, East Lothian, EH41 4QA**

## Property Description

A beautiful church located in the heart of the village of Whittingehame, East Lothian. The village is set upon the slopes of the Lammermuir Hills, in a much sought-after area of the country.

The B-Listed church retains many of its spectacular features and enjoys charming rural outlooks. The subjects comprise a detached church building of a solid sandstone construction, pointed externally, under a multi pitched and slated roof deck.

## Accommodation

The accommodation of the property comprises of an entrance vestibule leading to a T-shaped Church area with a Library area attached to the rear of the building.

**Gross internal floor Area:** 152.96 sq m (1,646 sq ft)

## Grounds

The churchyard surrounding the property is owned by East Lothian Council. Any interested party who would require servitude rights across the churchyard are strongly advised to contact the Council for their guidance.

## Services

The property is connected to the main supply of electricity and has an oil-fired central heating system currently in place.

## EPC Rating – G

## Local Area

Whittingehame is a parish with a small village in East Lothian about halfway between Haddington and Dunbar, and near East Linton. East Linton benefits from excellent local amenities including a post office, butcher, delicatessen, chemist, hotel, restaurant and pubs.

A wider range of shops, restaurants, supermarkets and leisure facilities are available in North Berwick, Haddington and Dunbar.

The church is a fifteen-minute drive away from several primary schools and the main High School in the area.

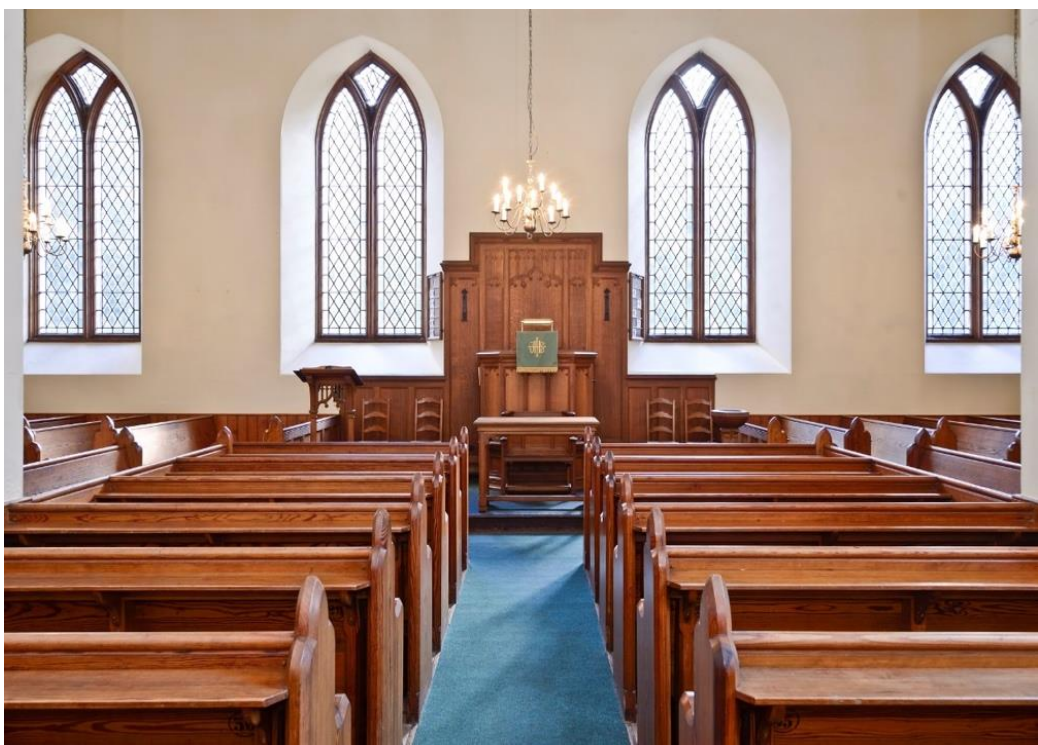
The property is also very accessible for bus services into the surrounding towns of Haddington and Dunbar and Train services from Drem or North Berwick which runs regular services to Glasgow and Edinburgh.

## 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.

## Fixtures & Fittings

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



## 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 2402263 Fax 0131 2402246  
Email: [properties@churchofscotland.org.uk](mailto: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

