



**Old West Kirk, Esplanade, Greenock, PA16 8AN**

## Property

Old West Kirk is an impressive A-listed church overlooking Greenock Esplanade and the Firth of Clyde. Set in grounds extending to 0.69 acres, the adjacent C-listed Pirrie Hall and the smaller church hall to the rear, are included in the sale. Its distinctiveness and historic interest lies partly in the fact that although originally built on a different site a short distance away in 1591, it was moved and rebuilt in substantially its original form in the 1920s to allow for expansion of a shipyard site.

Located in the Inverclyde town of Greenock, the site lies on the bend where Campbell Street meets Esplanade, to the south west of the River Clyde. The surrounding area is primarily residential, with the town centre lying a short distance to the south east.

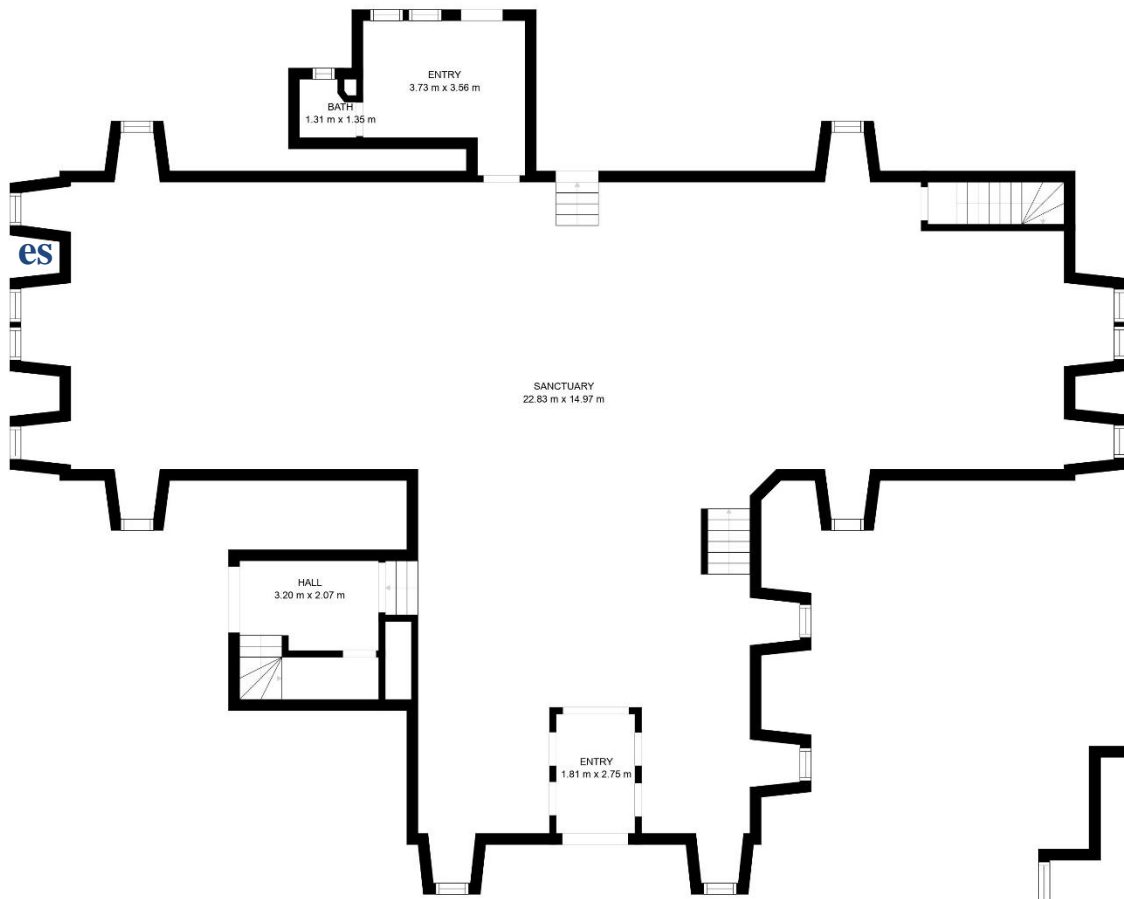
## Grounds

The site is laid mainly to lawn with paved pathways, with attractive mature trees and shrubs. There is pedestrian access from Esplanade to the front and vehicular access from Campbell Street. The A listing specifically includes the memorials, boundary walls, railings and gate piers and the map annexed to the listing appears to include much of the garden ground. The sellers are unable to confirm which of the gravestones and memorials mark where remains were re-interred from the churchyard adjoining the original building in the 1920s."

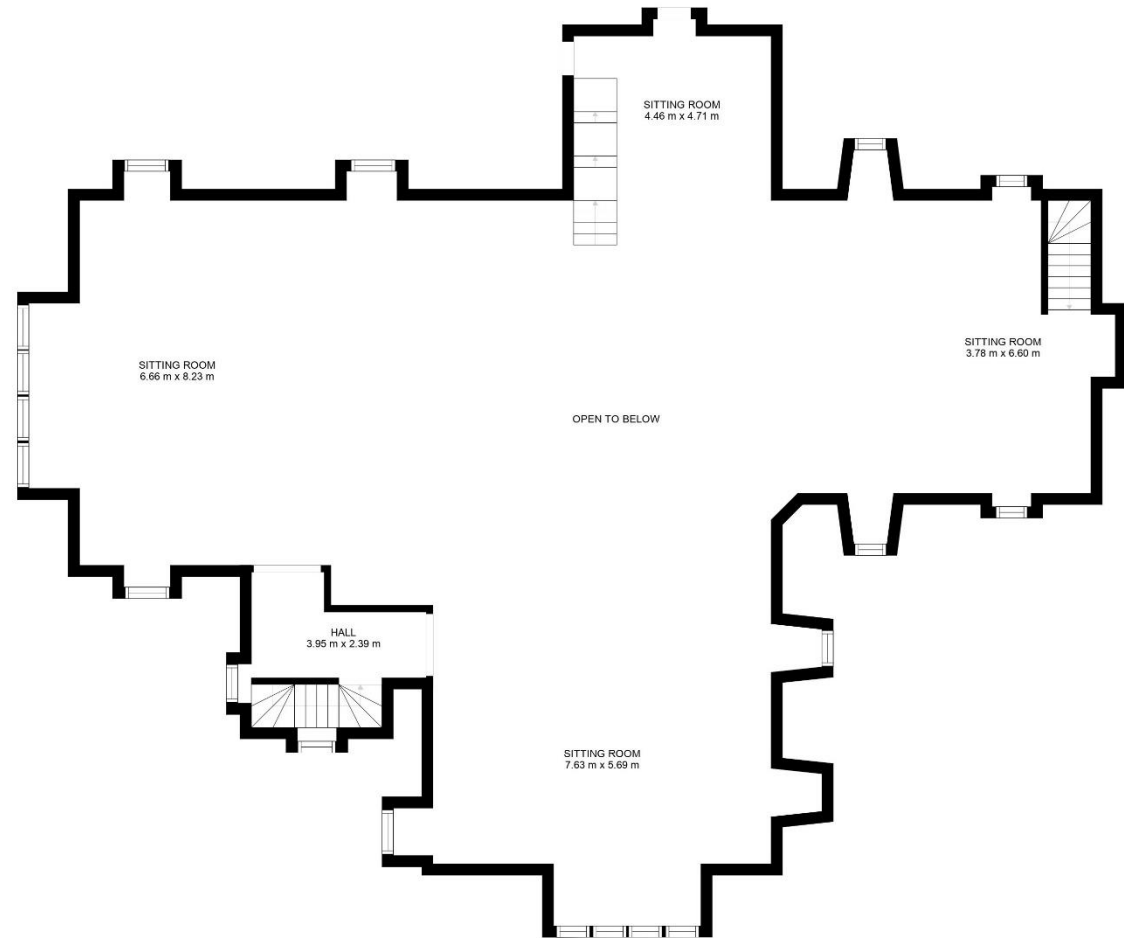
## Services

There are mains connections to water, electricity and gas. Drainage is to the public sewer.





## Main Church



## Accommodation

The **main church** is of traditional sandstone construction with the floor plan being in the shape of a cross, including a crenelated tower to the east. It retains many spectacular original features including ornate arched stained glass windows of particular merit.

In addition to the main sanctuary, ancillary accommodation comprises a small room and WC at ground floor level as well as a further small room at upper level. Accessed externally are two vaults and a boiler room. One vault is now used as a store and contains no remains. The sellers' reading of local records suggests a number of persons were re-interred in the other vault, which has not been accessed in living memory.

**Gross Internal Floor Area:** 385.79 sqm

The **Pirrie Hall** is also largely of sandstone. The main hall is category C-Listed with subsequent extensions understood to be unlisted. Access to the hall is taken on the east side via timber doors which enter a small vestibule, from which the main hall is accessed. Off the main hall is ancillary accommodation in the form of two meeting rooms, ladies, gents and disabled access toilet facilities and a well-equipped kitchen.

**Gross Internal Floor Area:** 268.09sqm

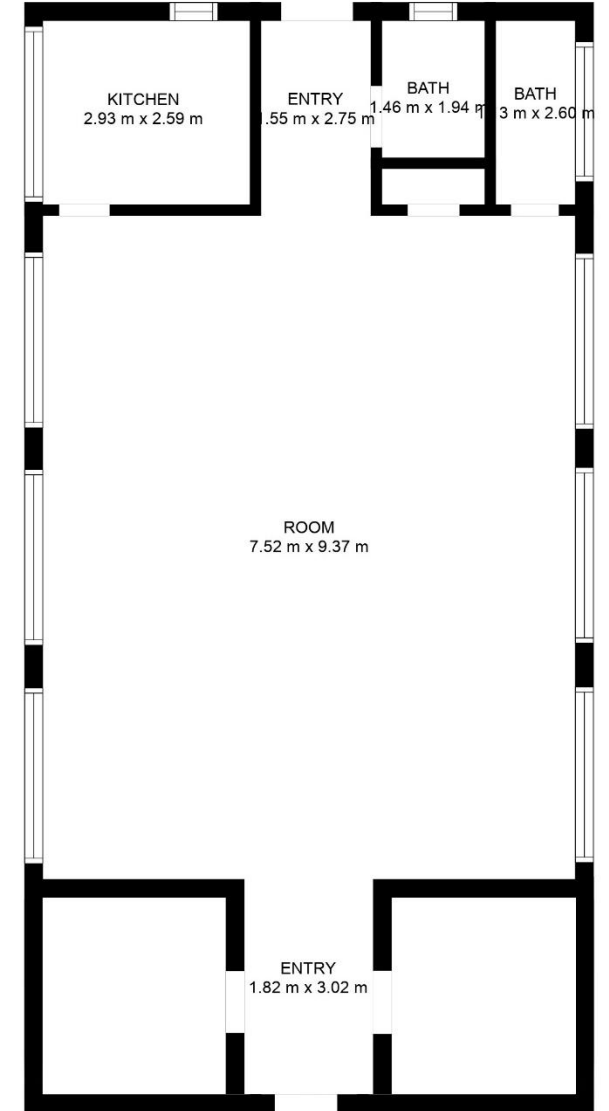
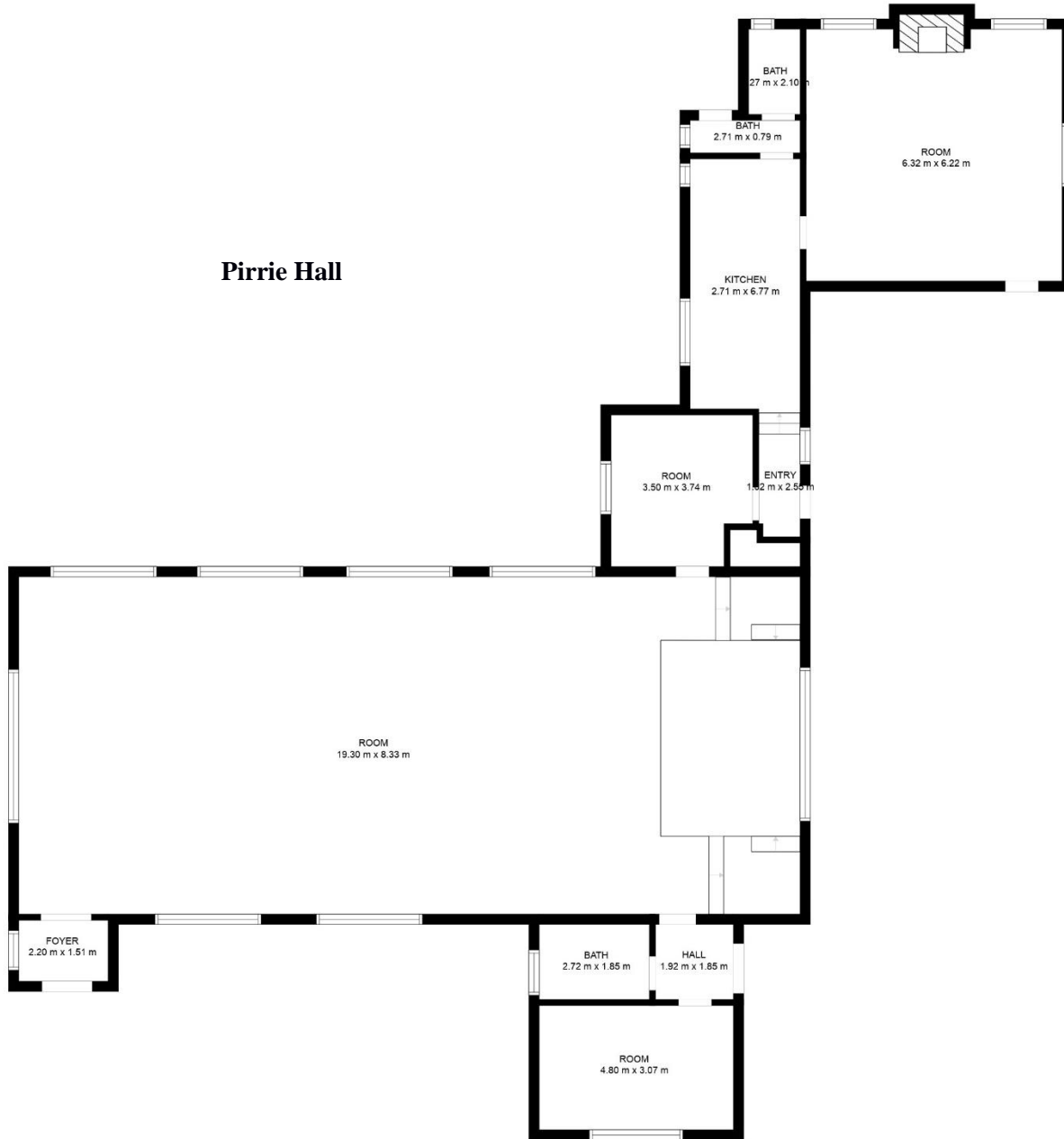
The **small hall** lies to the rear of the site and is of light timber framed construction. It comprises an open plan hall area with a kitchen, two toilet facilities (one disabled access) and storage areas subdivided off with timber stud partitioning.

**Gross Internal Floor Area:** 113.25 sqm





## Pirrie Hall



## Small Hall







## Planning

The church and immediate grounds are category A-listed and the Pirrie Hall is C-listed. The hall to the rear is unlisted.

The site falls within Class 10 of the Town and Country Planning (Use Classes) (Scotland) Order, and in addition to their current uses, the buildings 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. There is also 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.

## Local Area

Greenock is the largest town within the Inverclyde region and lies approximately 25 miles west of the City of Glasgow. The town has a range of local amenities with a number of high street stores, retail parks and shopping facilities within the town centre. There are sought after primary and secondary schools in the area, and nursery care.

Nearby West End has many interesting attractions such as Greenock Cricket Club, Greenock Golf Club and the glorious Esplanade. Right on the doorstep of the church, it is a popular recreational area for walkers, runners, families, dog walkers and cyclists.

Greenock benefits from excellent road links and is accessed via junction 31 of the M8 motorway with direct links to Glasgow Airport (a 25-minute drive) via the A8 and Ayrshire via the A78. Greenock West railway station provides regular train services to Glasgow.



## Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor, and should give an indication of the intended use for the subjects.

Please can offers be sent via email in the first instance.



It is possible that a closing date for offers will be fixed and, to ensure that prospective purchasers receive intimation of this, 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

