

Knockbain Parish Church, Millbank Road, Munlochy, IV8 8ND

THE CHURCH OF SCOTLAND
EAGLAIS NA D-ALBA



Property

Traditional C listed church dating back to 1886, located in the highland village of Munloch. The property comprises:

Main Building: Entrance vestibule, open plan church hall and first-floor balcony

Rear Extension: Congregation room, kitchen, disabled toilet, office and storage space

Area

Ground Floor: 265.12sq m (2,854 sq.ft.)

Balcony: 174.40sq m (1,877 sq.ft.)

Rear Extension: 76.97sq m (828 sq.ft.)

Total: 516.49sq m (5,559 sq.ft.)

Services

The building is connected to mains supplies of water and electricity. Drainage is into the main public sewer

Planning

The property is C - listed (though not located within a Conservation Area) and 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.

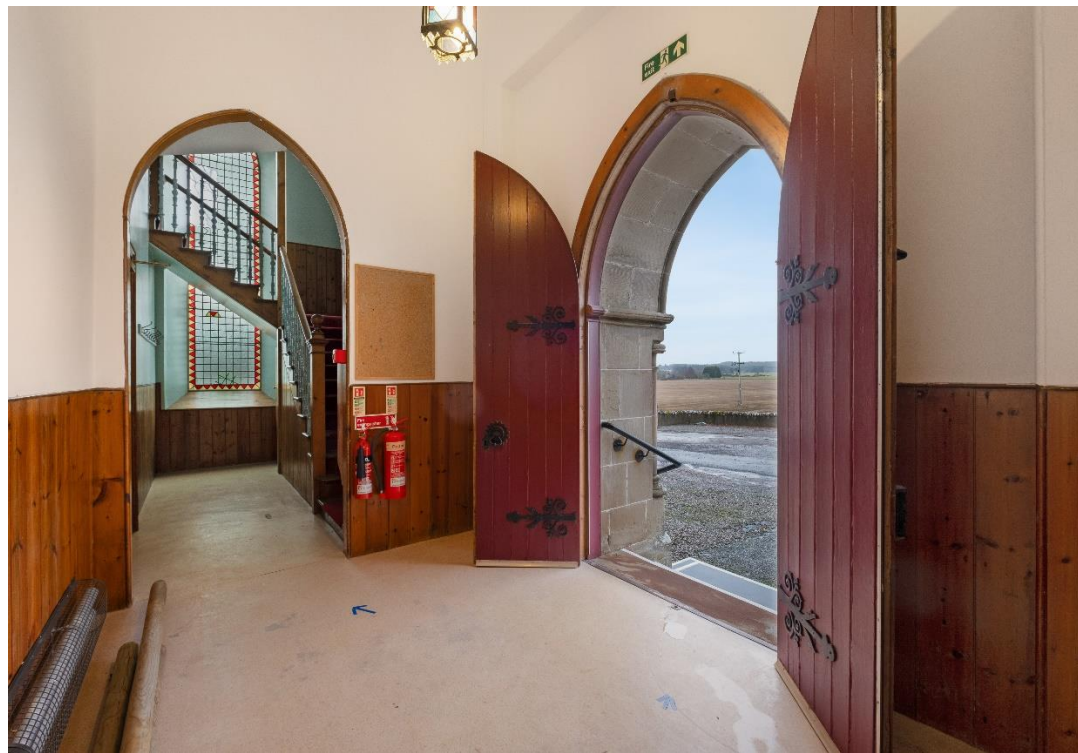


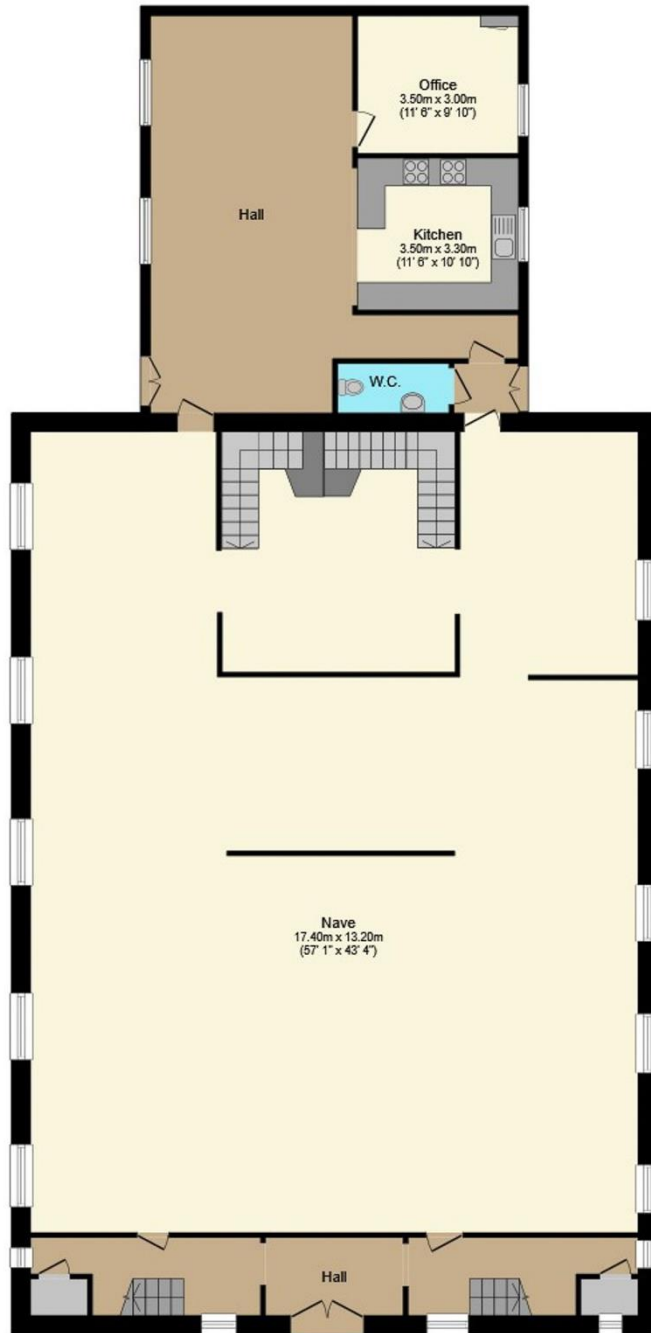
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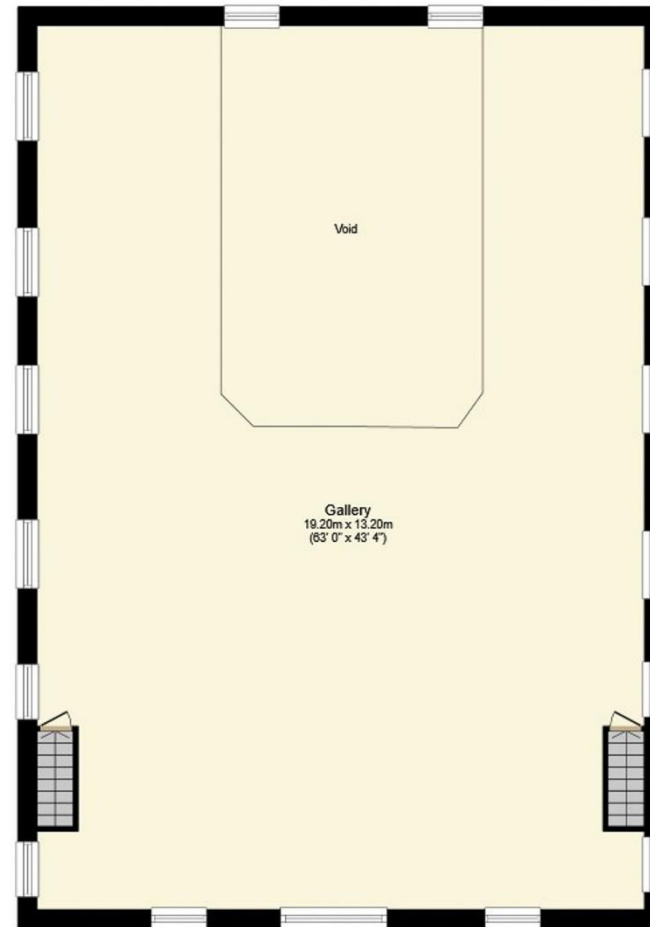
Local Area

The town of Munloch has great amenities. Education is provided at Munloch Primary School and secondary pupils attend Fortrose Academy. Inverness is the main business and commercial centre of the Highlands and is approximately 9 miles away, and offers fantastic shopping, leisure and entertainment facilities along with excellent road and rail links. The property is located just off the B9161 which allows easy access to the A9 trunk road providing access to the north and south.





Ground Floor



First Floor



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.

The Church of Scotland -Scottish Charity No SC011353

