



**Avoch Parish Church, Braehead, Avoch, IV9 8QJ**

## Property

B-Listed Church in Gothic revival style dating back to 1870 with a picture postcard setting on the side of a hill above the village. The church features a striking bell tower and traditional interior.

The property comprises: entrance vestibule, open plan church hall, first floor balcony, minister's room and toilet

Main Area: 169.40 sq m 1,823 sq ft

Balcony: 29.41 sq m 317 sq ft

Minister Room: 21.56 sq m 232 sq ft

Total: 220.37 sq m 2,372 sq ft

## Services

The property is connected to mains supplies of water and electricity.

## Planning

The B listed 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.

The sale is footprint of the building only. The graveyard is owned and maintained by the Local Authority.



## EPC

Rating: F

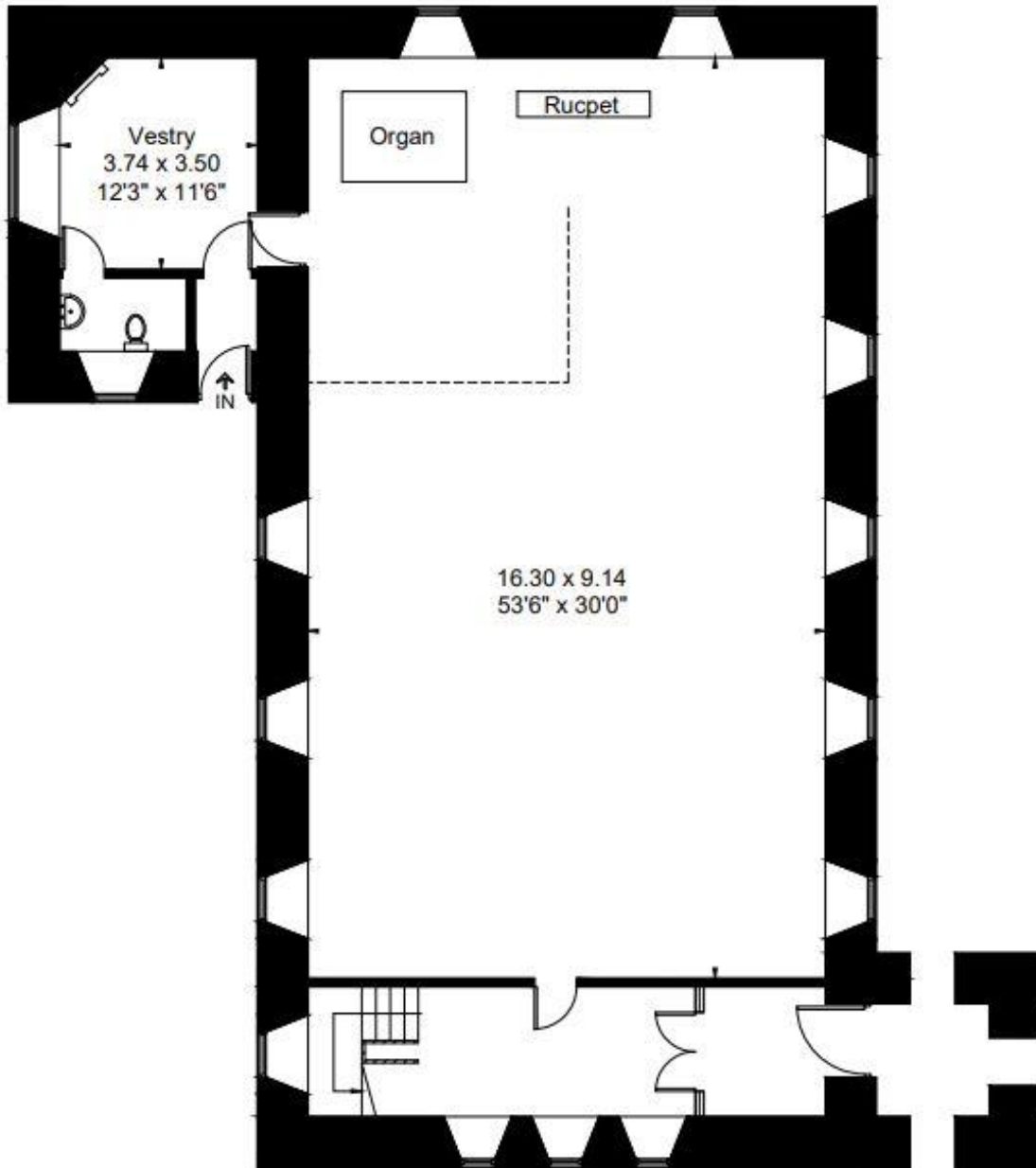
## Local Area

The village of Avoch is a traditional harbour village and offers a good range of local services including a Post Office, grocery store, several hot food outlets and an active harbour.

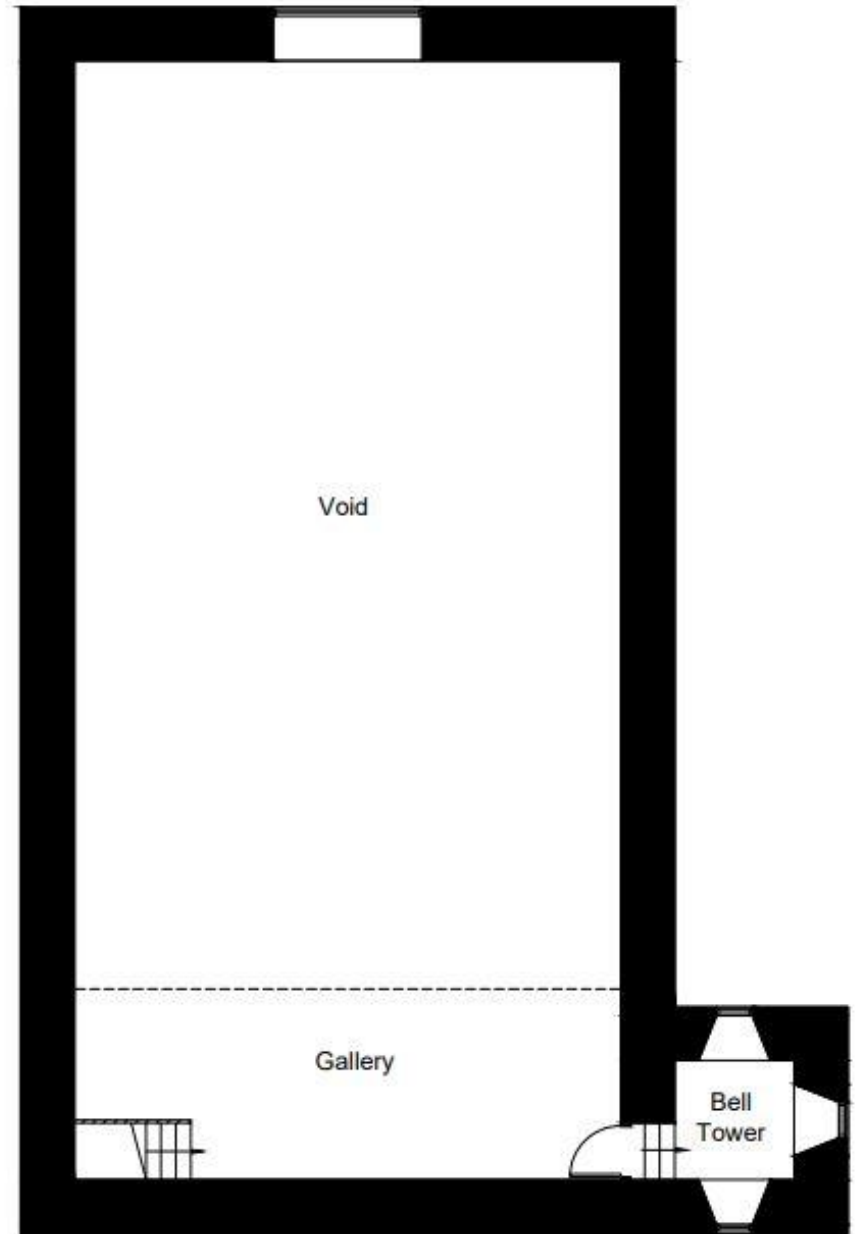
There is a primary school in the village with secondary schooling at Fortrose Academy. Avoch is served by a regular bus service.

The property lies approximately 12.5 miles north of Inverness.

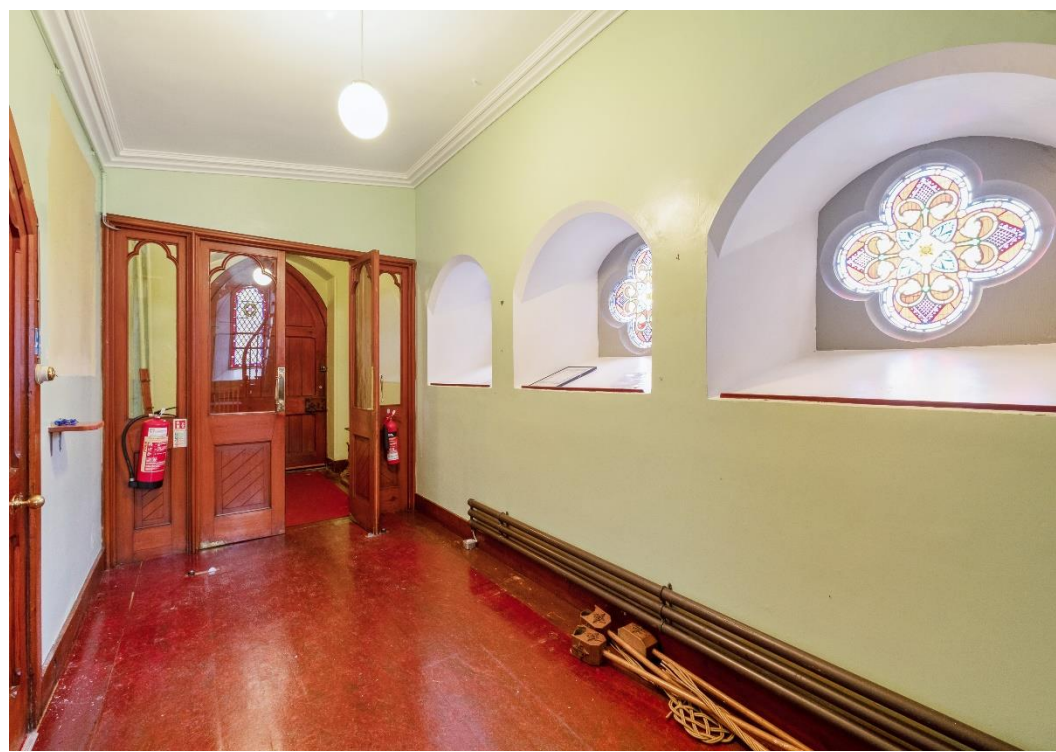
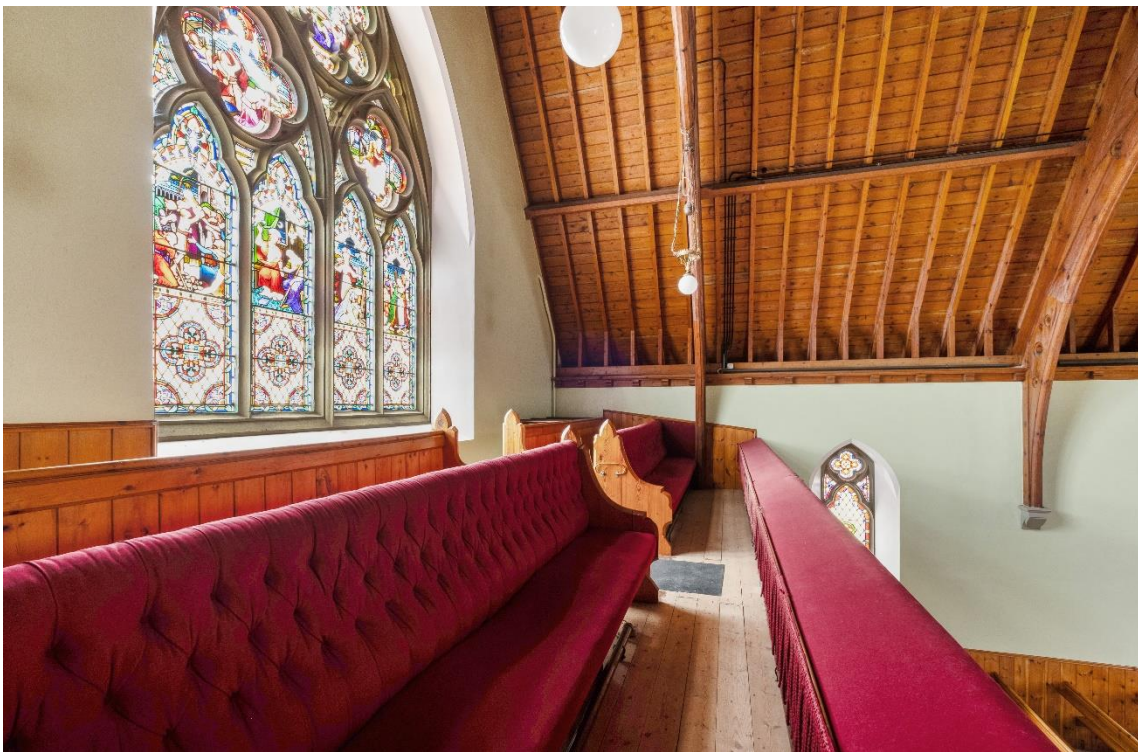
Approximate Gross Internal Area = 371.7 sq m / 4001 sq ft



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](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 SC004472

