

# Drumoak Church, Sunnyside Drive, Drumoak AB31 5EE





## Property

Detached church in elevated location with potential as a development opportunity located within the popular village of Drumoak. The property comprises: Entrance vestibule, main church and mezzanine

## Area

Ground Floor: 229.6sq m, 2,471sq ft

## Services

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

## 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. Initial works have been carried out to convert the building to alternative use. It will be for the purchaser to obtain consents for further conversion.

## Grounds

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



## EPC

Not required as development site

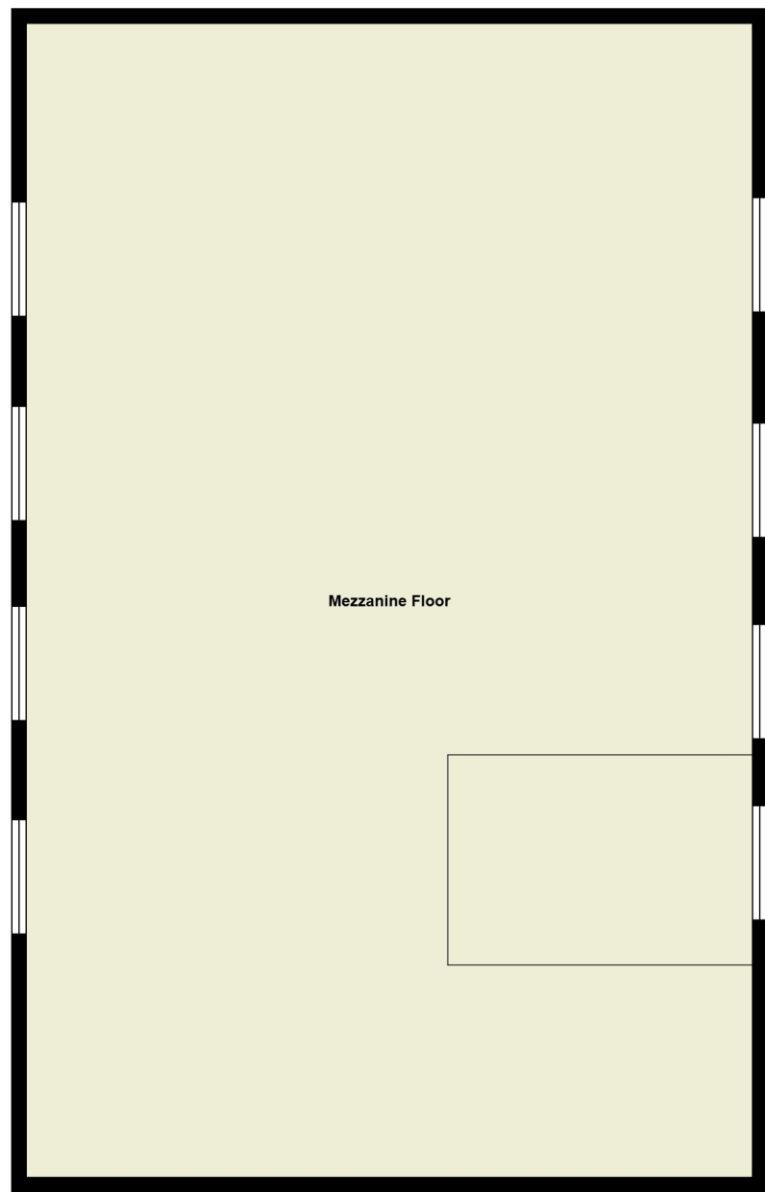
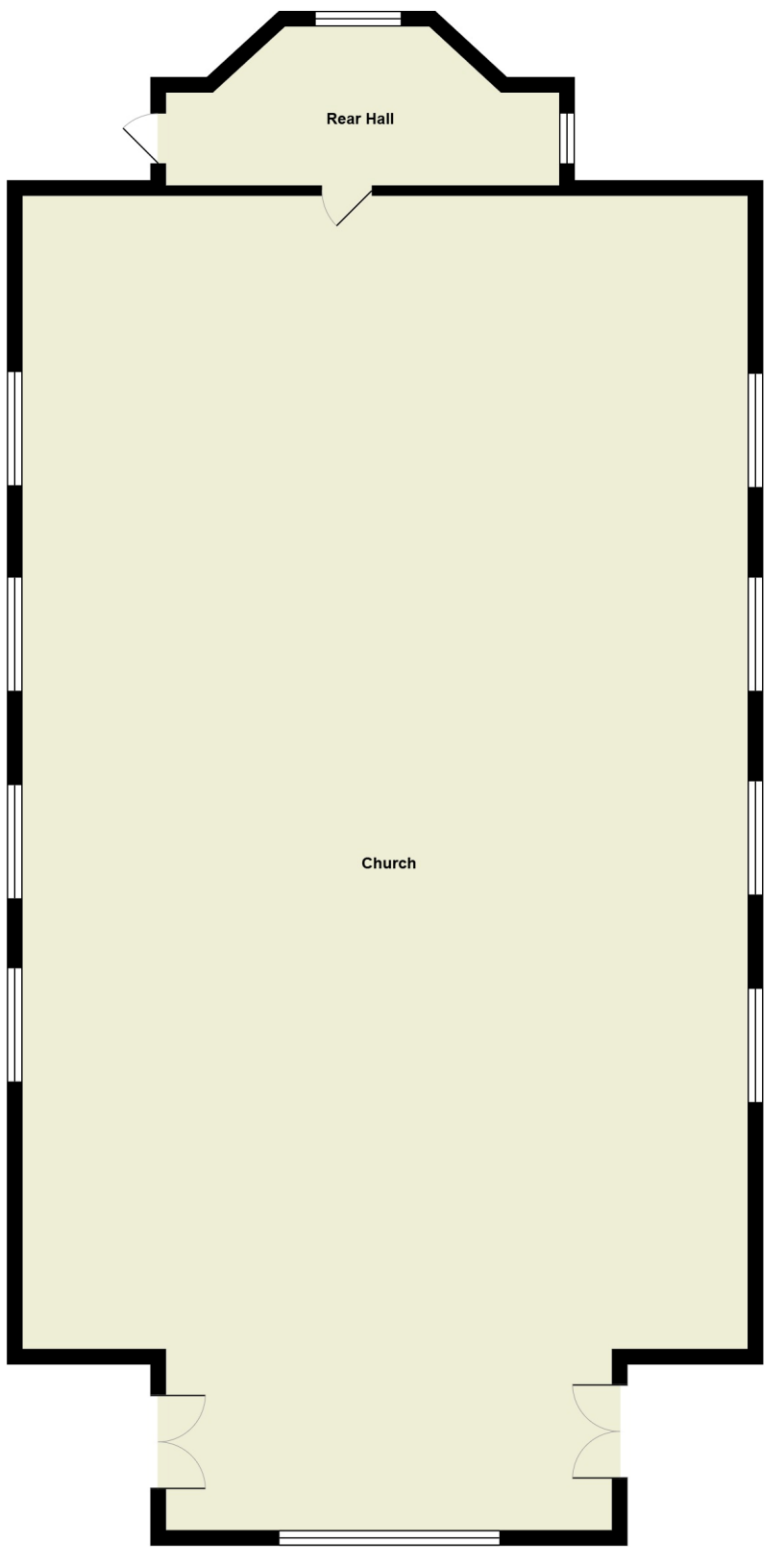
## Local Area

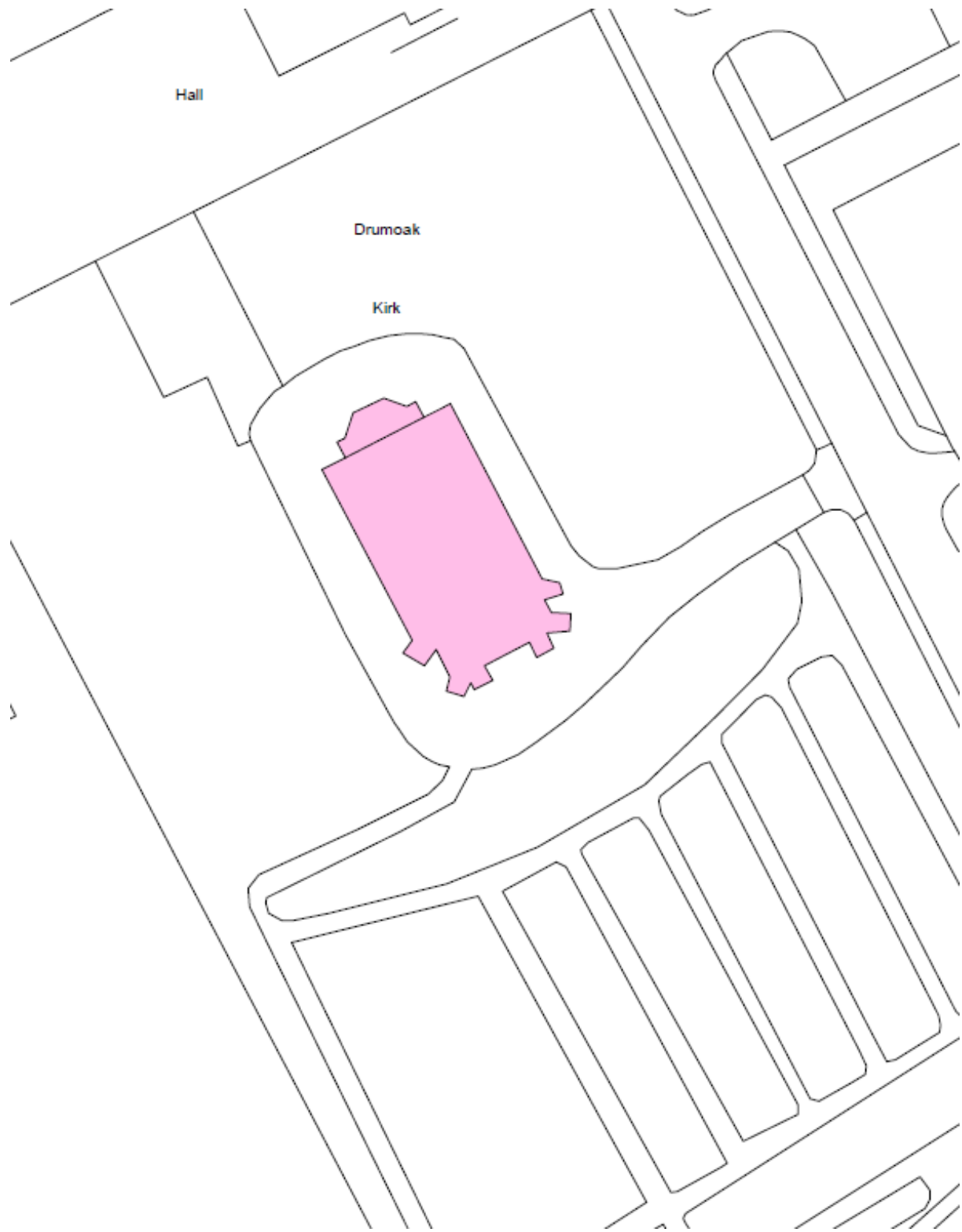
Drumoak is a popular residential village which is located approximately 11 miles to the west of Aberdeen on Royal Deeside. Amenities include a local shop and bowling green. There is a primary school within the village while secondary education is catered for at Banchory Academy. The industrial estates at Westhill and Kingswells are also within easy reach. Drumoak is also situated to take advantage of the wide range of sports and leisure activities available on Deeside. Both Banchory and Aberdeen are easily accessible by car and a frequent bus service.











Hall

Drumoak

Kirk

## 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](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 SC014574

