

# Arbirlot Church Hall, Arbirlot, Arbroath, DD11 2NX

THE CHURCH OF SCOTLAND

EAGLAIS NA B-ALBA



## Property

Substantial Church Hall, the former Free Church which is located within the village of Arbirlot.

The property comprises:

Vestibule, main church hall, stage space, kitchen, store room and WC facilities.

## Area

232.08sq m, 2,498sq ft

## Services

The property is connected to mains supplies of water, gas and electricity. Drainage is connected to the main public sewer.

## Planning

The 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. The sale is what is included outlined in red below.



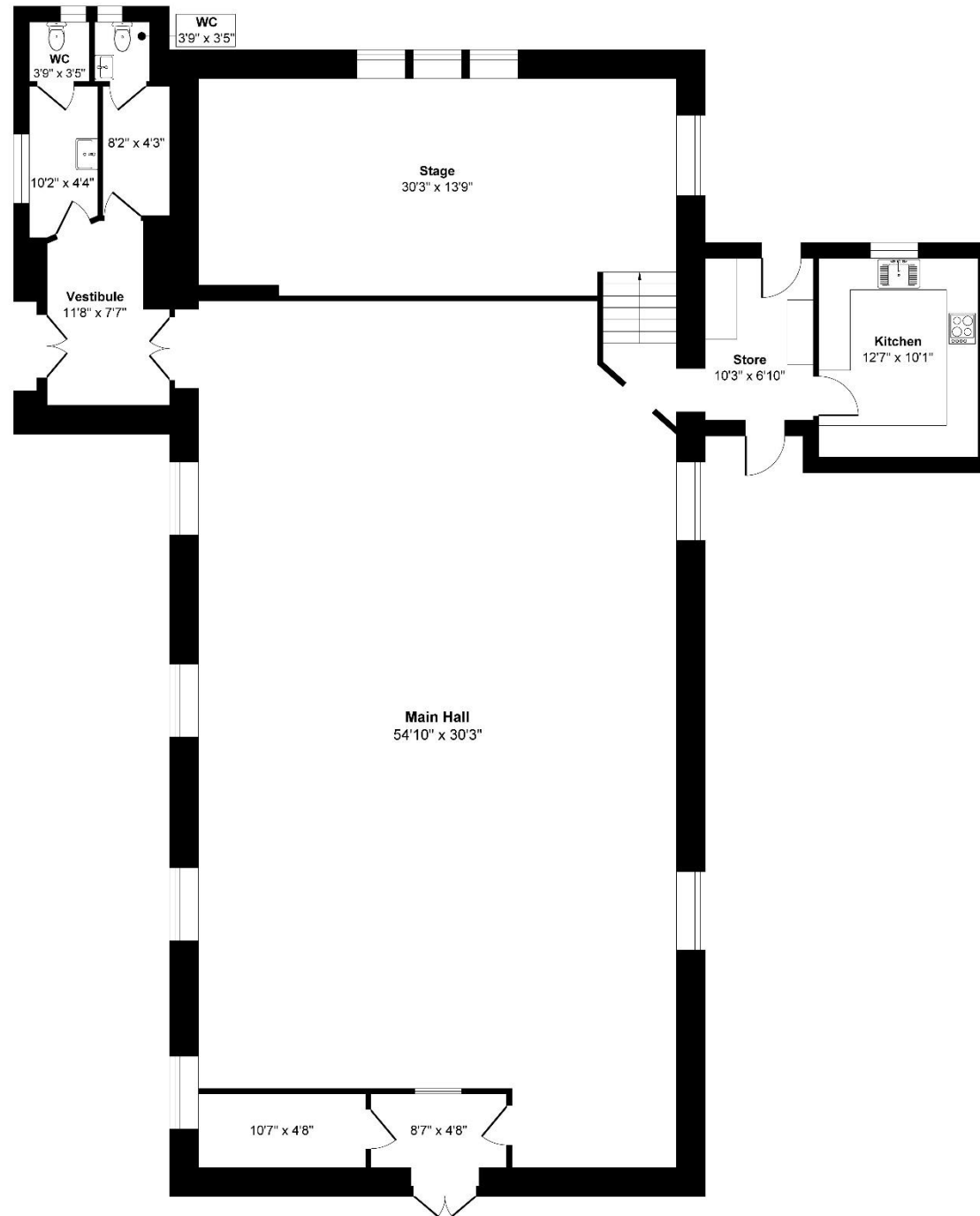
## EPC

Rating C

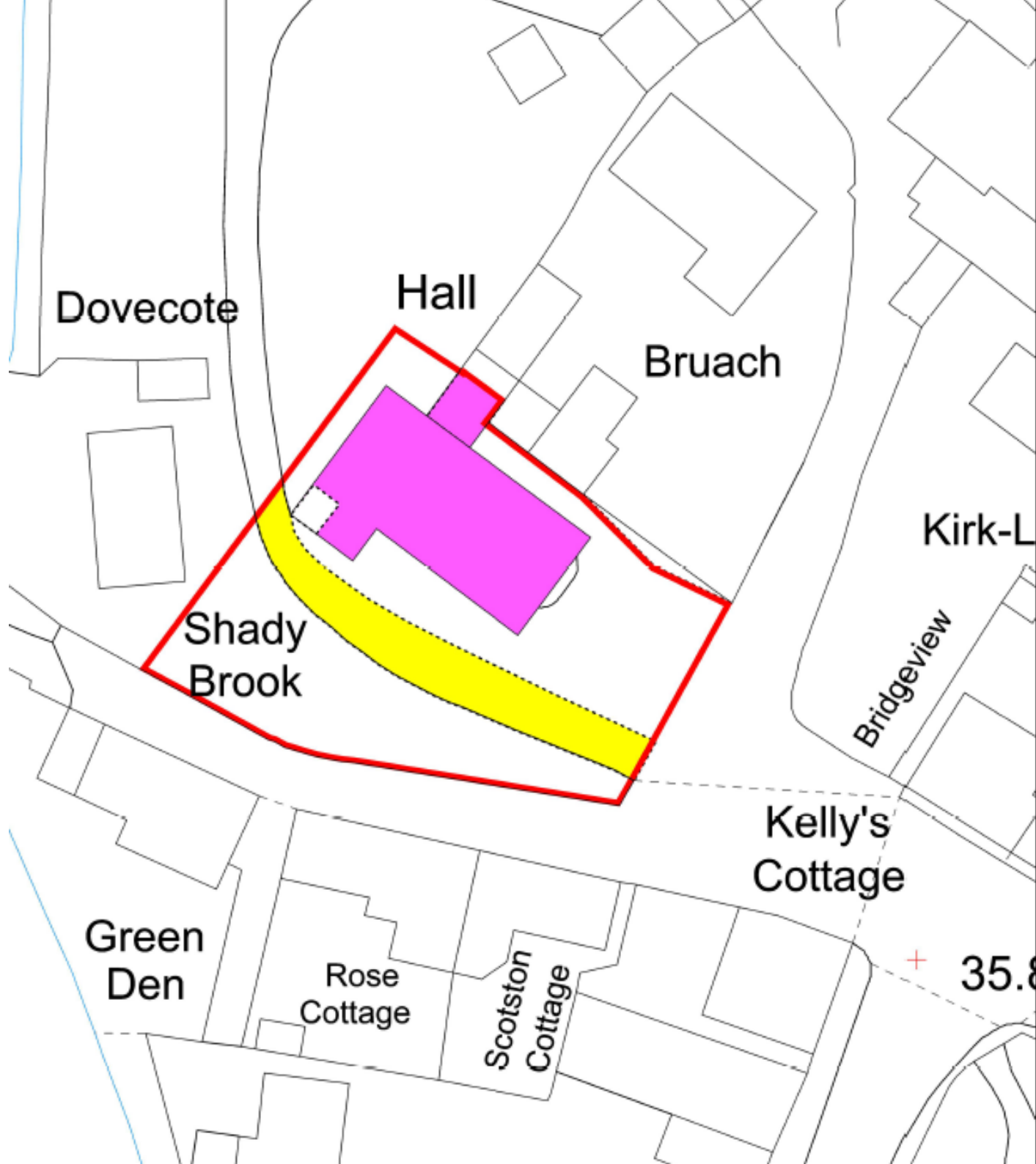
## Local Area

Arbirlot is a small village located to the west of Arbroath. The town boasts sandy beaches and scenic countryside's with recreational activities include fishing on the River South Esk. There's a primary school in Arbirlot with secondary schooling in Arbroath. Both Dundee and Aberdeen are easily reached and provide all the services expected of major cities such as a wide range of shops, cafes, restaurants, together with good leisure facilities. The A92 dual carriageway provides easy access to Dundee, while the A90 dual carriageway links to Aberdeen. There is a railway station at Arbroath offering regular services to Aberdeen.





Ground Floor



Dovecote

Hall

Bruach

Kirk-L

Shady  
Brook

Bridgeview

Kelly's  
Cottage

Green  
Den

Rose  
Cottage

Scotston  
Cottage

+ 35.8

# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

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 SC017413

