



Bortriphnie Church, Keith, AB55 5JF

Property

Detached B-Listed church tucked away in the calm woods of Bortriphnie.

The property comprises: Open plan worship area, vestry, balcony, kitchen and a single WC

The sale includes a small driveway and garden to the rear of the property.

Area

Ground Floor: 192.78 sq m 2,075 sq ft

Mezzanine: 74.28 sq m 800 sq ft

TOTAL: 267.06 sq m 2,875 sq ft

Services

The property is connected to a private water supply and to mains supplies of electricity. Drainage goes into a private septic tank.

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.



EPC

Rating: D

Local Area

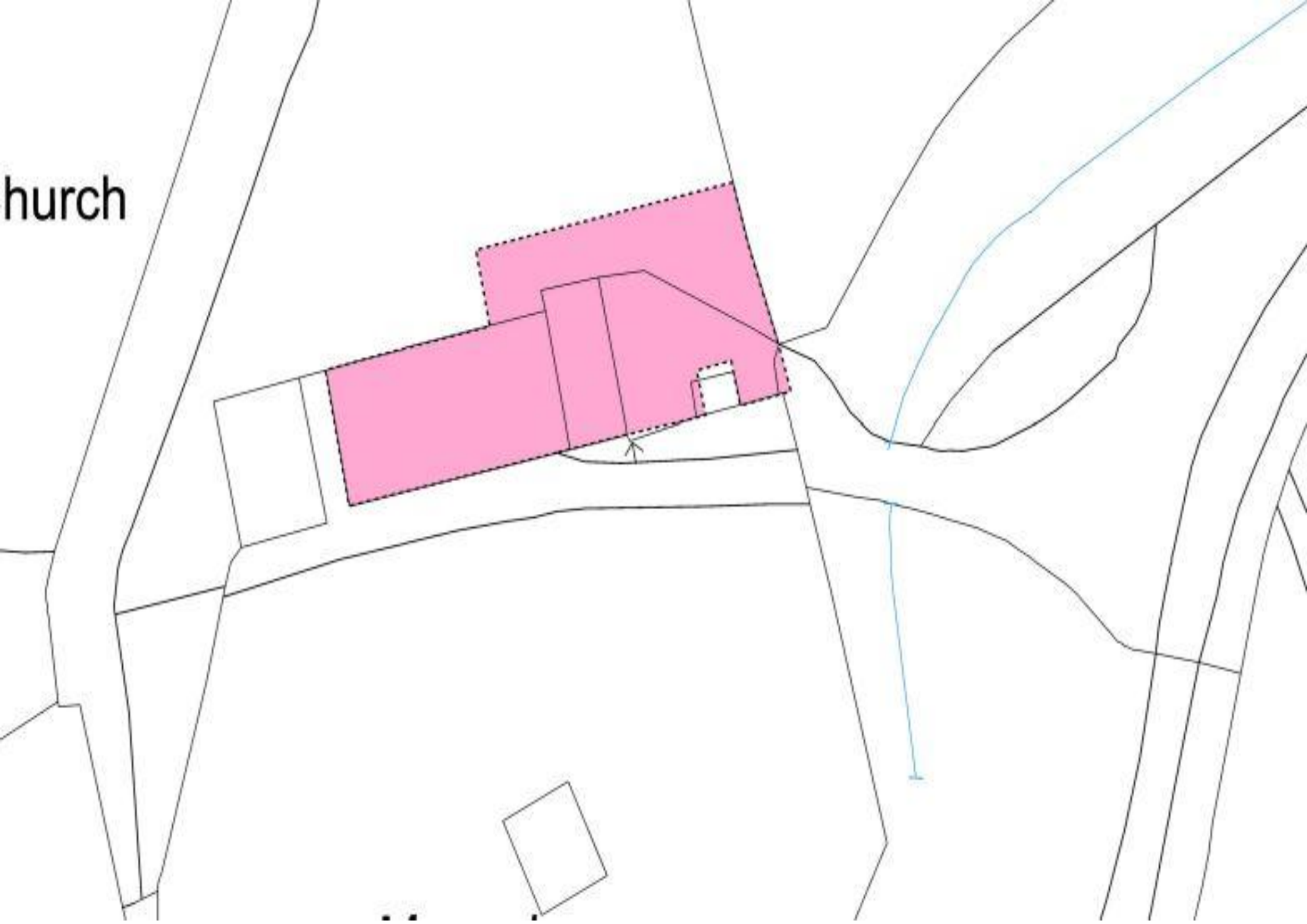
The property is located a short-distance from the popular town of Keith.

Keith's amenities include: Superstores, pharmacy, restaurants, retail shops, opticians, hospital, doctor's surgery, primary and secondary schooling.

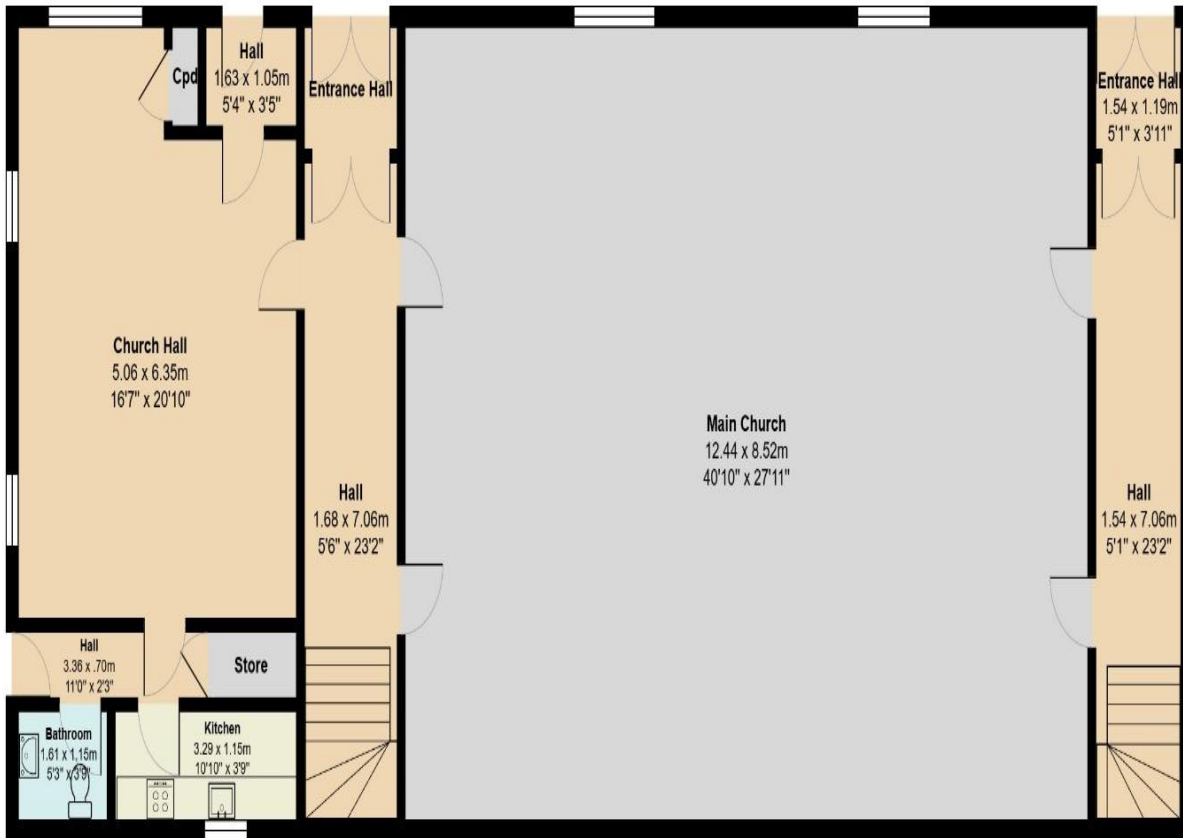
Bortriphnie Church is located a short walk from Drummur Station.



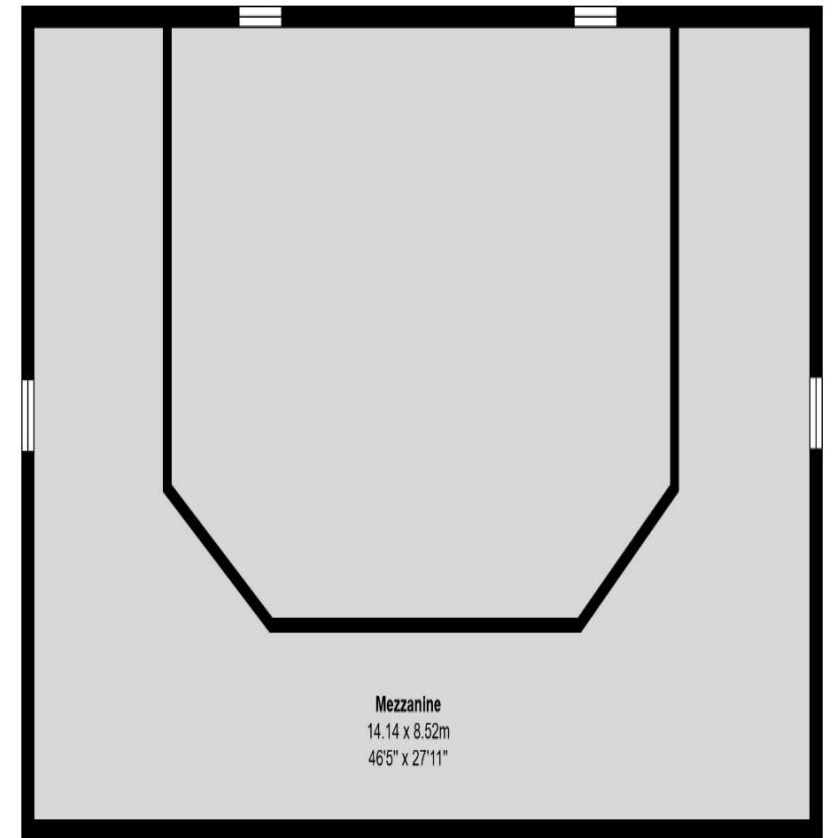
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Botriphine Church



Ground Floor



First Floor

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

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

