



Friockheim Kinnell Parish Church and Hall, Gardyne Street, Friockheim, DD11 4SN

Property

Well-presented church and hall situated in the village of Friockheim in an attractive agricultural area in Angus. The property comprises:

Entrance vestibule, main church sanctuary, mezzanine gallery, church hall with stage, vestry, meeting room, kitchen and WC facilities.

Area

Gross internal floor area – approximately 422.46sq m (4,547sq ft)

Services

The property is connected to mains supply of electricity.

Planning

The C 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.



EPC

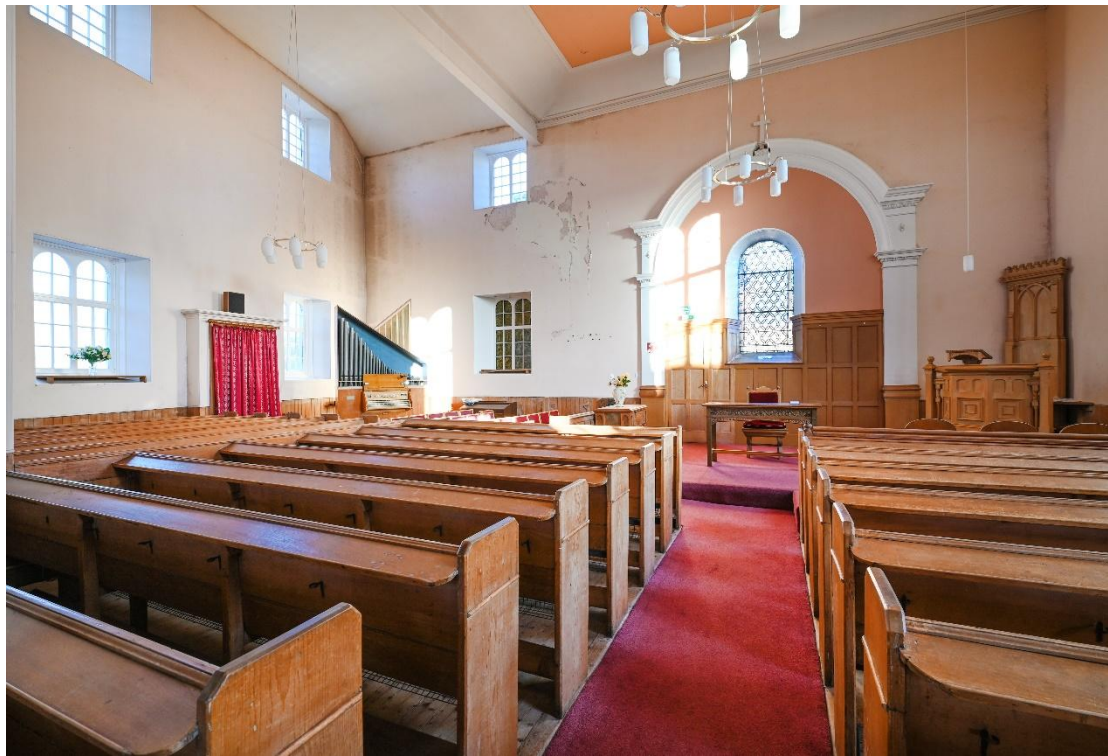
Rating F

Local Area

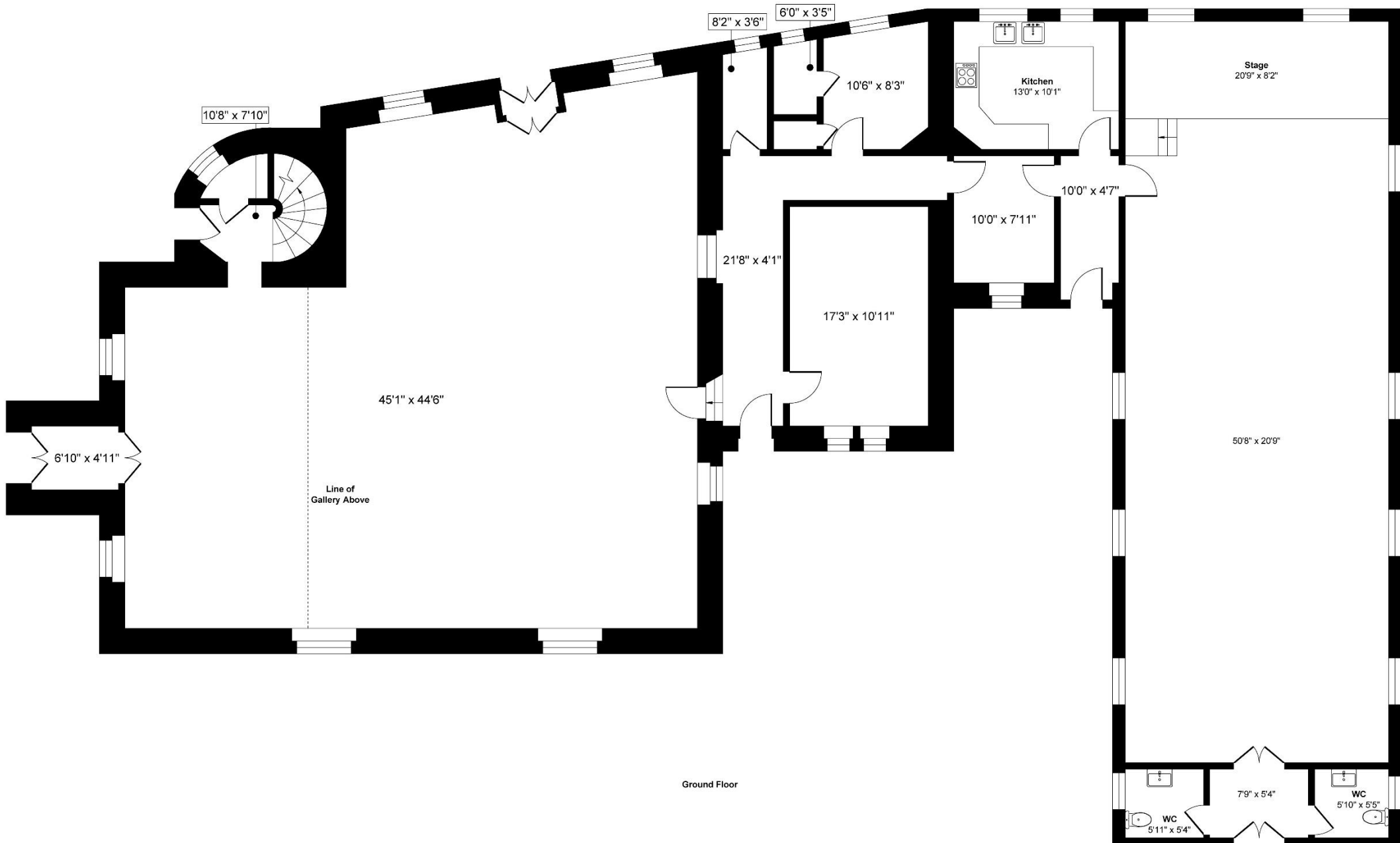
The popular village of Friockheim is located approximately 9 miles east of Forfar and 7 miles north west from Arbroath.

A variety of local amenities are available such as Morrisons Daily, The Hub Community Centre, garage, B&B, restaurants, pharmacy and a Primary School.

The property is just a 15-minute drive to the east coast which boasts beautiful views. The A92 is easily accessible and connects to the north and south east coast routes, ideal for commuters.







10'8" x 7'10"

8'2" x 3'6"

6'0" x 3'5"

10'6" x 8'3"

Kitchen
13'0" x 10'1"

Stage
20'9" x 8'2"

10'0" x 4'7"

10'0" x 7'11"

21'8" x 4'1"

17'3" x 10'11"

45'1" x 44'6"

Line of
Gallery Above

6'10" x 4'11"

50'8" x 20'9"

Ground Floor

WC

7'9" x 5'4"

WC

5'10" x 5'5"

WC
5'11" x 5'4"

Offers

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



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

