

Crianlarich Church, Crianlarich, Perthshire FK20 8QN



Property

Attractive Church building with potential for conversion to a variety of uses located within the village of Crianlarich. The property comprises main sanctuary and kitchen space and has a gross internal floor area of 77.53 sq. m., 835 sq. ft.

Grounds

The church is set in its own grounds in an elevated position. The area is laid mainly to grass with a driveway and space for parking a number of cars.

Services

The property is connected to mains supply of electricity and drainage only. Space heating is generated by wall mounted electric bar heaters. Any future use is likely to require a mains supply of water.

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 E

Local Area

Crianlarich is a busy village located on the main route to the west Highlands and Argyll. The village provides a good range of local amenities and services including a village store, hotel, and a primary school as well as a train station with links to Glasgow, Oban and Fort William. Tyndrum, approximately 2/3 miles to the north, provides further amenities including cafes, hotel, small supermarket and the Green Welly Stop. The centre of Glasgow is approximately 90 minutes' drive to the south.



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

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

