



Cromarty Church, High Street, Cromarty, IV11 8YY

Property

Traditional church sat prominently within the coastal town of Cromarty.

The accommodation includes: Entrance vestibule, open plan church hall, first floor balcony, kitchen, hall, hall balcony, small office, disabled W/C and male and female toilets.

Total Area: 604.49 sq m 6,507 sq ft

Services

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

The Church benefits from an air conditioning system and an oil-fired boiler.

Planning

The property lies within the Highland Conservation Area. It is not listed, and could be used, without the necessity of obtaining change of use consent, as a day nursery, day centre, educational establishment, museum or library. It also has potential for a variety of other uses, such as retail, commercial or community uses, subject to obtaining the appropriate consents.

EPC

Rating: E



Local Area

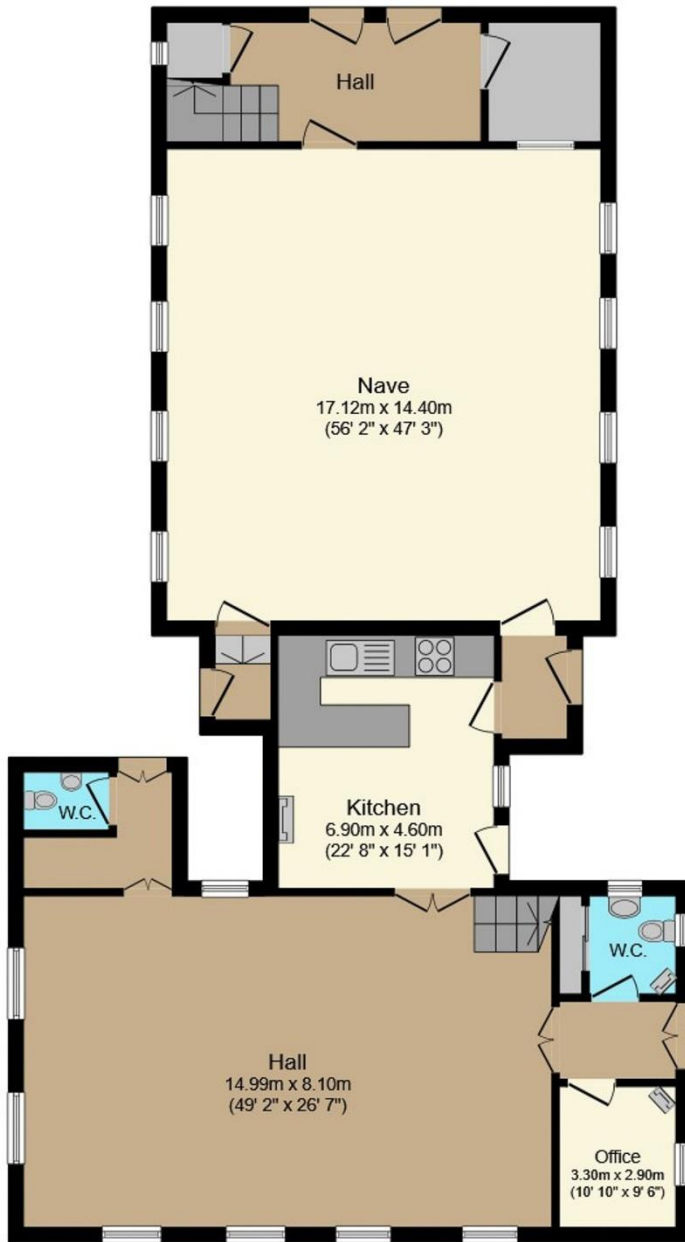
Cromarty is a town and former royal burgh in Ross and Cromarty, in the Highland area of Scotland.

Local amenities include: Independent shops, a small supermarket and primary school, as well as a community cinema, cafes, restaurants and the harbour. There are public buses and a ferry terminal.

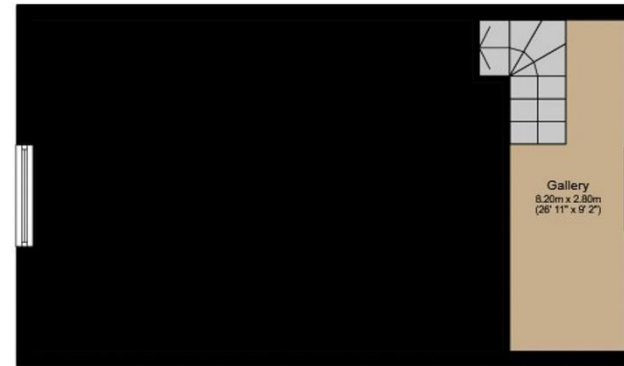
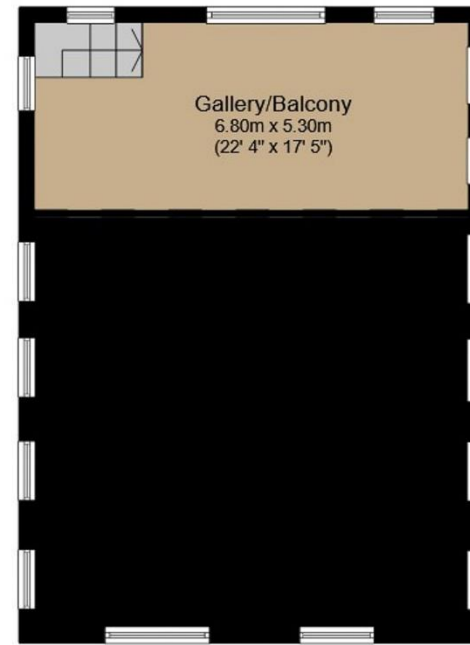
Inverness and Dingwall are within commuting distance.







Ground Floor



First Floor

Total floor area 208.0 sq.m. (2,239 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

