

Laggan Church, Newtonmore, Inverness-shire, PH20 1AH



Property

Traditional church building situated within the village of Laggan. The property comprises:

Entrance vestibule, main sanctuary, office and first floor balcony.

Area

Ground Floor	162.34 sq m	1,747 sq ft
First Floor Balcony	96.82 sq m	1,042 sq ft
Total	259.16 sq m	2,789 sq ft

Services

The property is connected to mains supply of electricity only.

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. Continued use for christenings, weddings and funerals is possible.

The sale is footprint of the building only. The graveyard is owned and maintained by the Local Authority.



EPC

Rating C

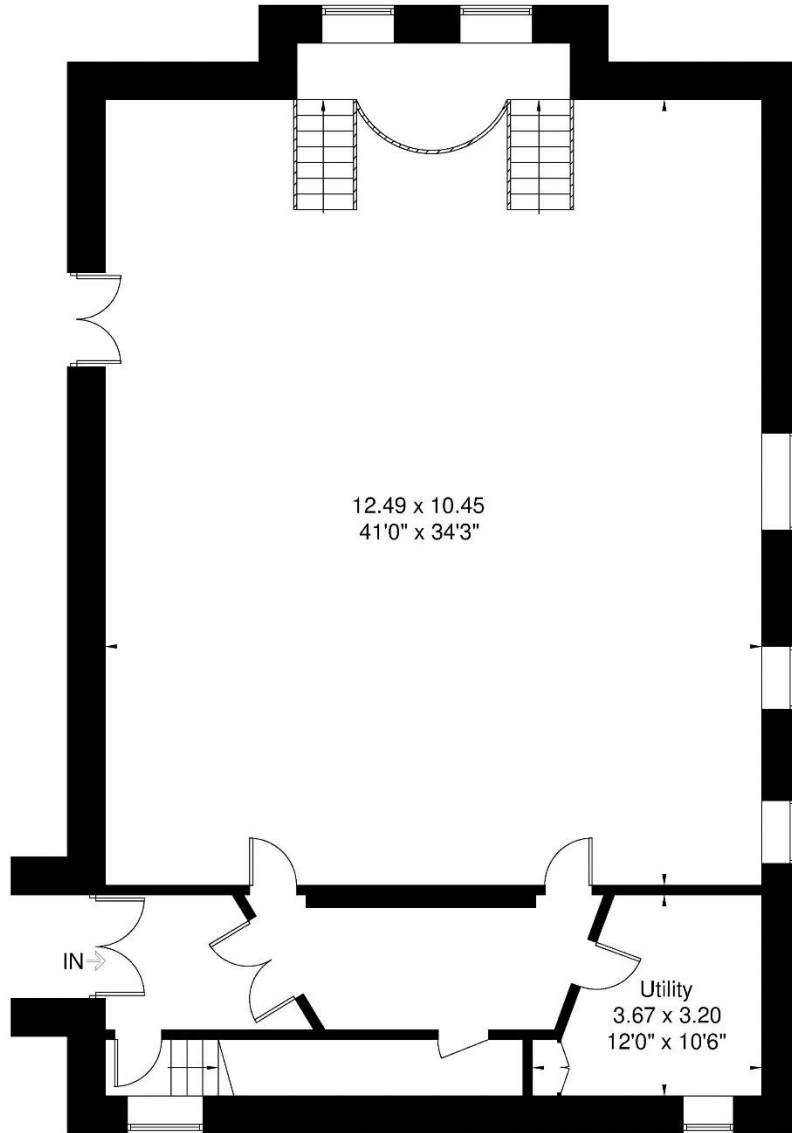
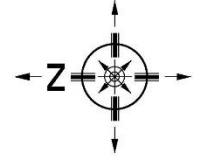
Local Area

The village of Laggan hosts its own local amenities such as a health centre, coffee shop, pottery coffee shop, village hall and the widely renowned bike centre Laggan Wolftrax. 8 miles from Laggan lies Newtonmore. The village has an excellent range of facilities including its own golf course, bowling green and tennis courts. There's also a variety of local shops and restaurants which are close by. A reputable primary school exists in the village, with the secondary school located three miles away in Kingussie. Also, in Kingussie is a health centre, dental practice and community sports centre. Newtonmore is situated around 66 miles north of Perth and 48 miles south of Inverness with direct links by rail and road. Inverness Airport is just over an hour away with direct flights to London or, alternatively, Edinburgh and Glasgow are around a two-hour drive.

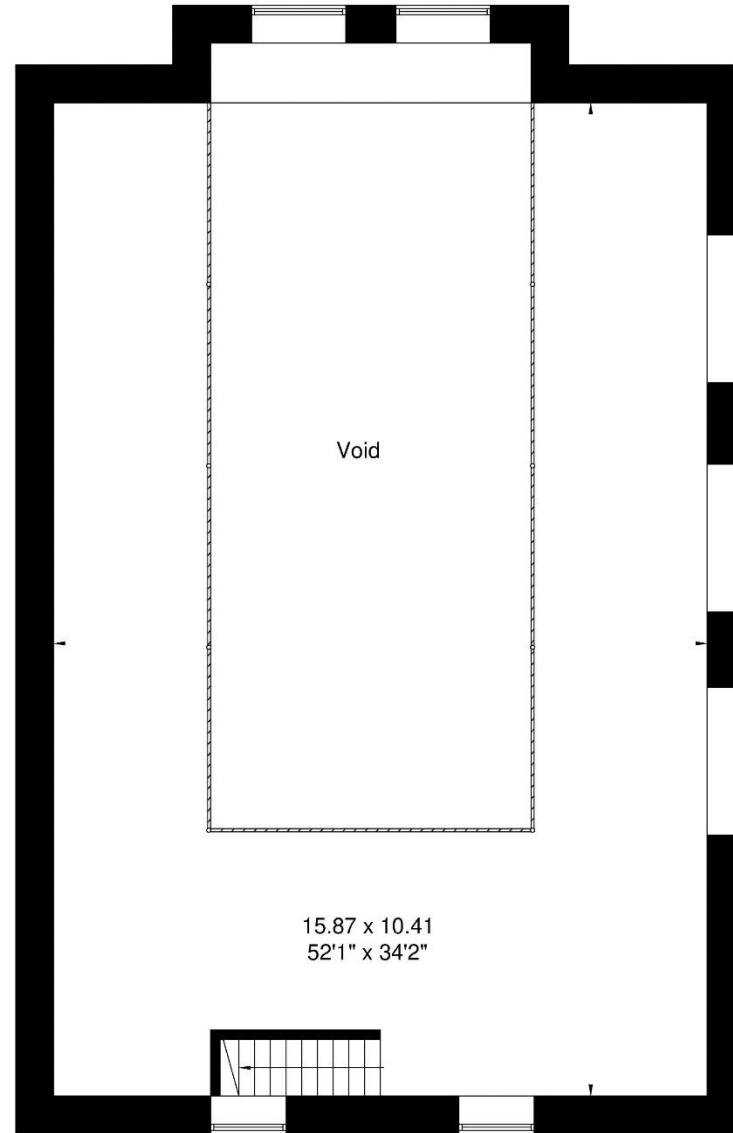


Laggan Church

Approximate Gross Internal Area = 338.7 sq m / 3645 sq ft



Ground Floor



First Floor



Reference: 1154575/ACM

Co-ordinates at Centre:

Scale:

Version: 1.0

Easting: 261,515

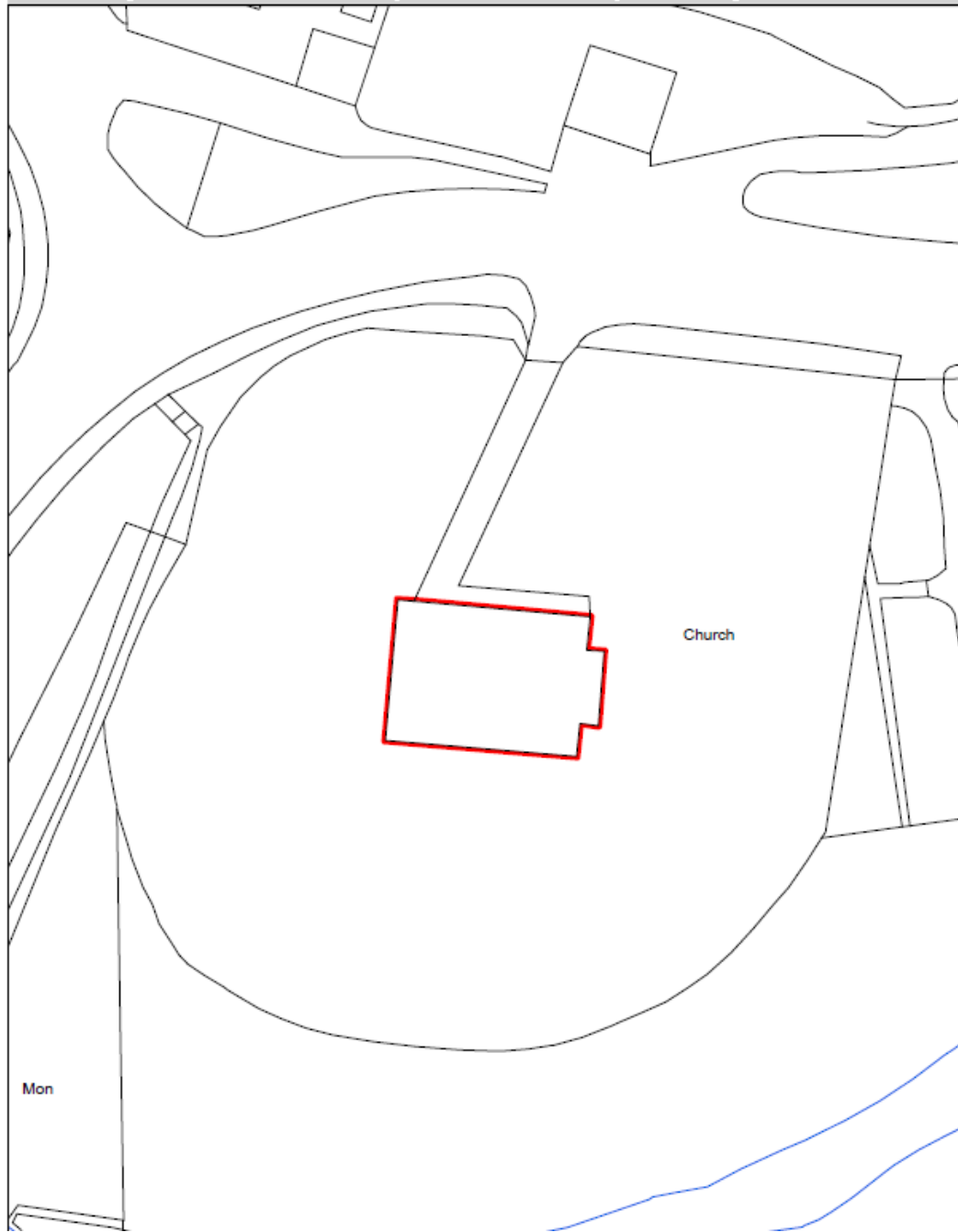
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Date: April 2024

Northing: 794,318

Paper Size:

A4



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

