

# Lumsden Church, Auchindoir, Lumsden, AB54 4GQ



## Property

Well kept church and hall located within the quiet village of Lumsden. The property comprises:

Main church, 2 church halls, Kitchen, WCs and small areas of garden grounds.

## Area

Church: 142.45sq m, 1,533sq ft

Church Hall & Ancillary: 84.29sq m, 907sq ft

TOTAL: 229.74sq m, 2,440sq ft

## Services

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

## Planning

The 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.

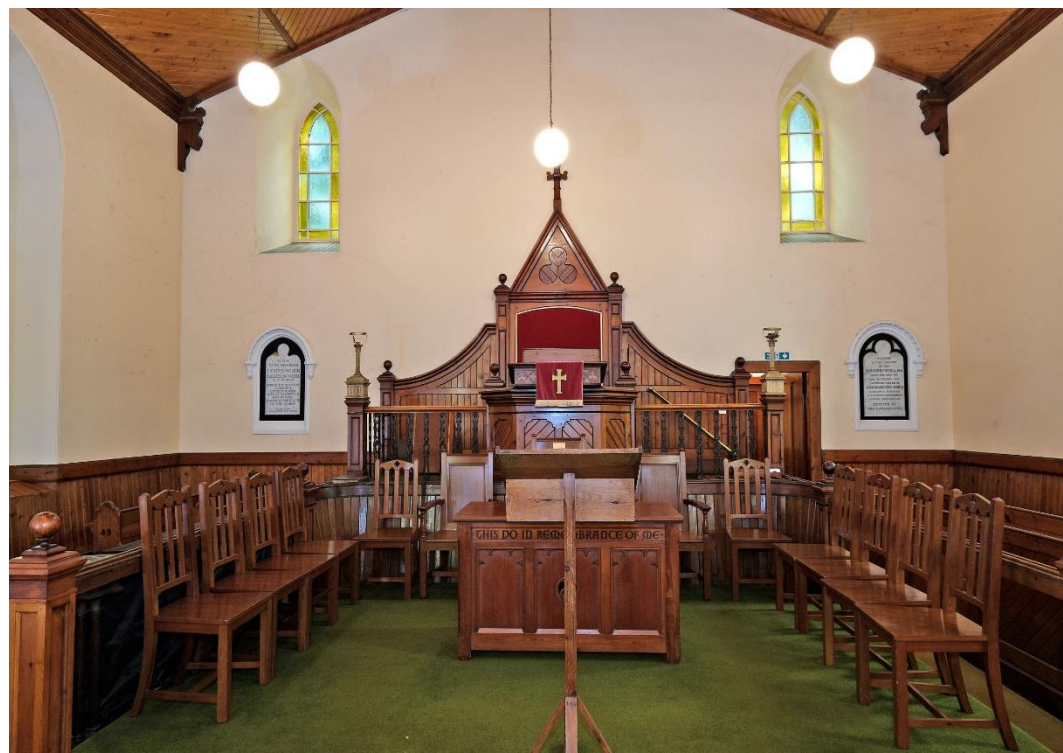
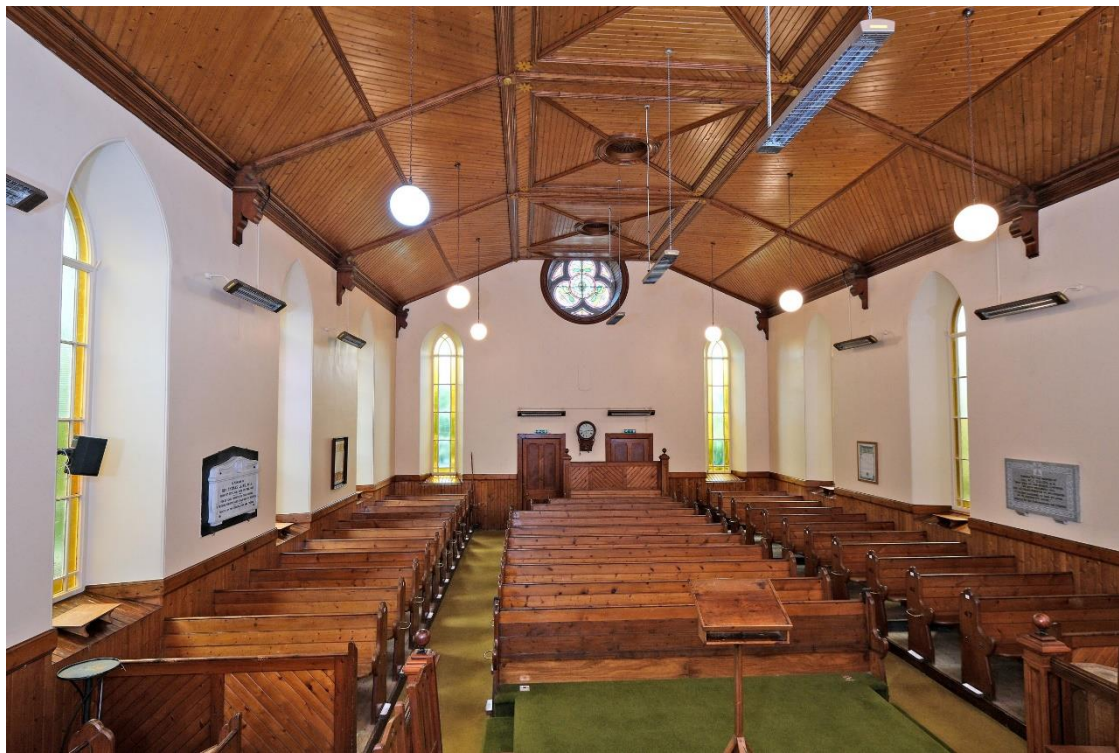
## EPC

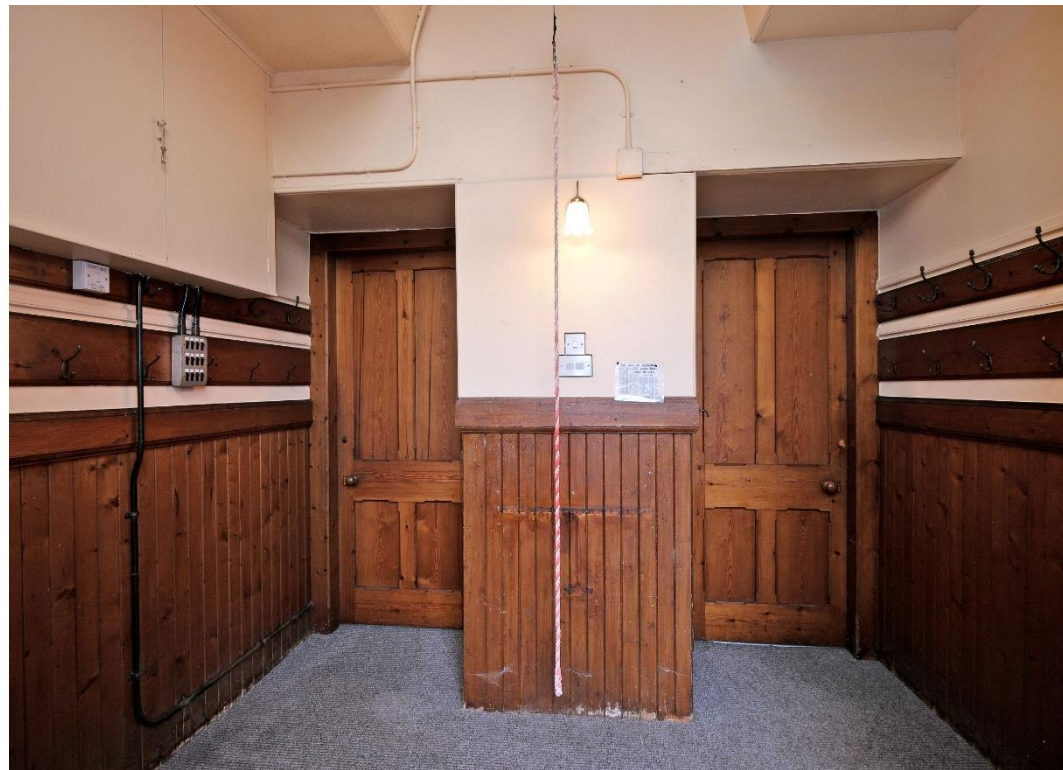
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## Local Area

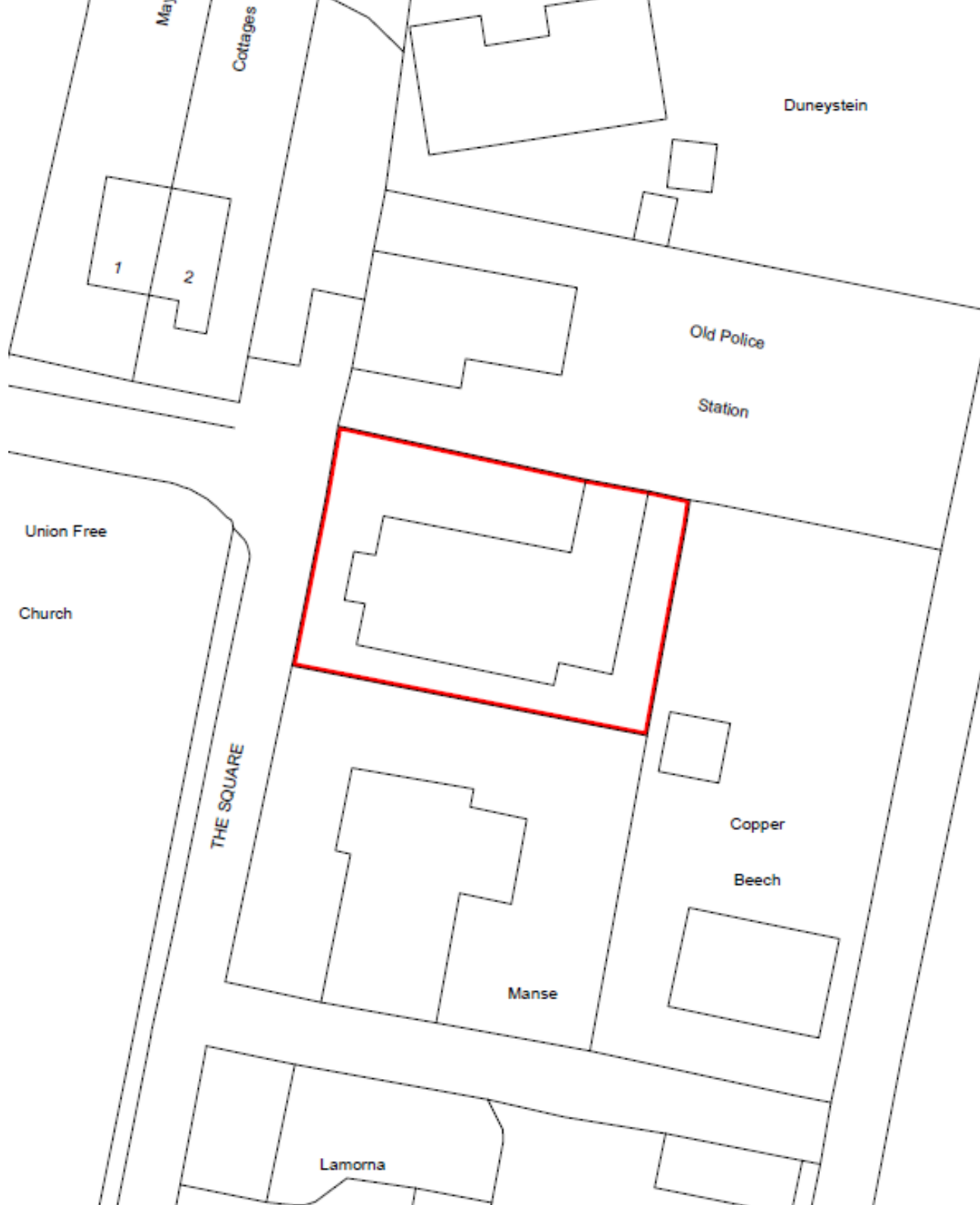
The property is located in a quiet rural location close to the Cairngorm National Park and a short drive from the village of Alford. Lumsden offers a local primary school with larger amenities being available at Alford including a secondary school. There is also a medical centre, dental and veterinary practice, post office and pharmacy. Leisure facilities include 18-hole golf course, bowling, tennis courts, country parks and dry ski centre. Aberdeen is approximately 35 miles away and larger supermarkets and rail links are available at Huntly which is 14 miles.





Lumsden Church





## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers 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](mailto: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 SC007979

