



**Dalarossie Church , Tomatin, IV13 7YA**

## Property

Picturesque detached church in a stunning location close to the River Findhorn. The B-Listed property dates back to 1790 and is surrounded by lovely Highland scenery.

The property comprises: Main worship area and a meeting room. Please note the store to the side is owned by Highland Council and not included.

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

## Services

The property benefits from mains supply of electricity. There is no drainage or water present on site and offers conditional on laying these in will not be considered. Heating in the property is provided by wall mounted electric panel heaters

## 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. Conversion to residential accommodation would also be possible, again subject to the usual consents.

## EPC

Rating: G



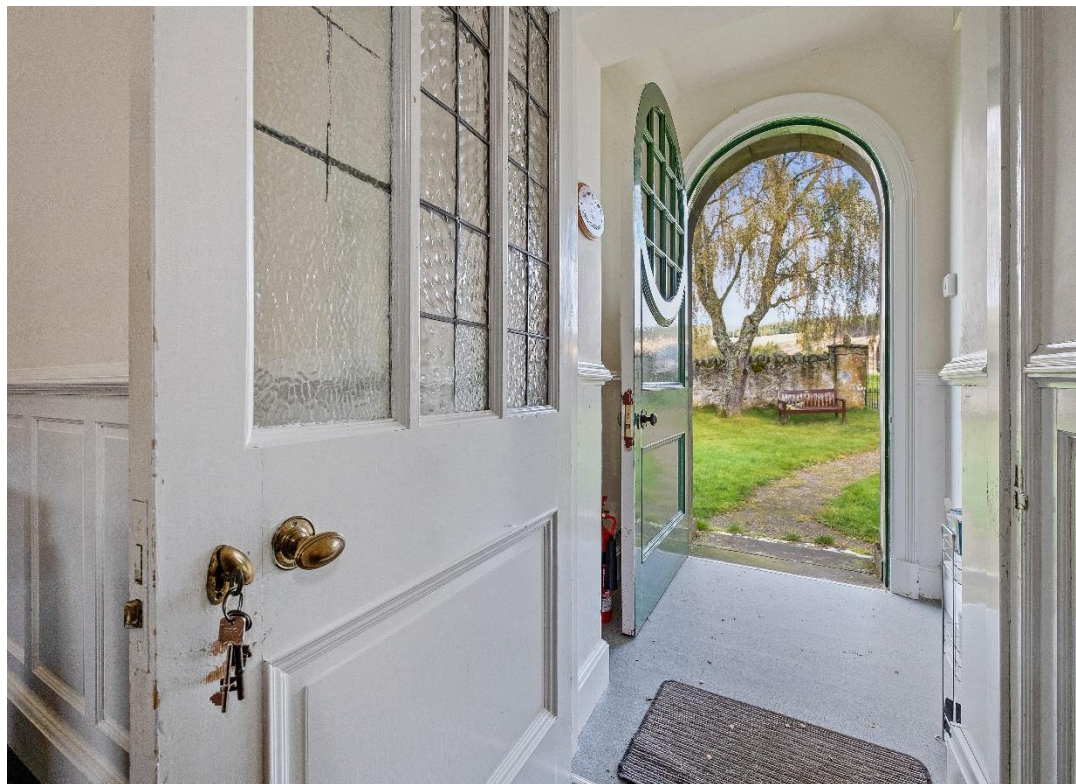
## Local Area

Tomatin is a small village on the River Findhorn in the Scottish Highlands.

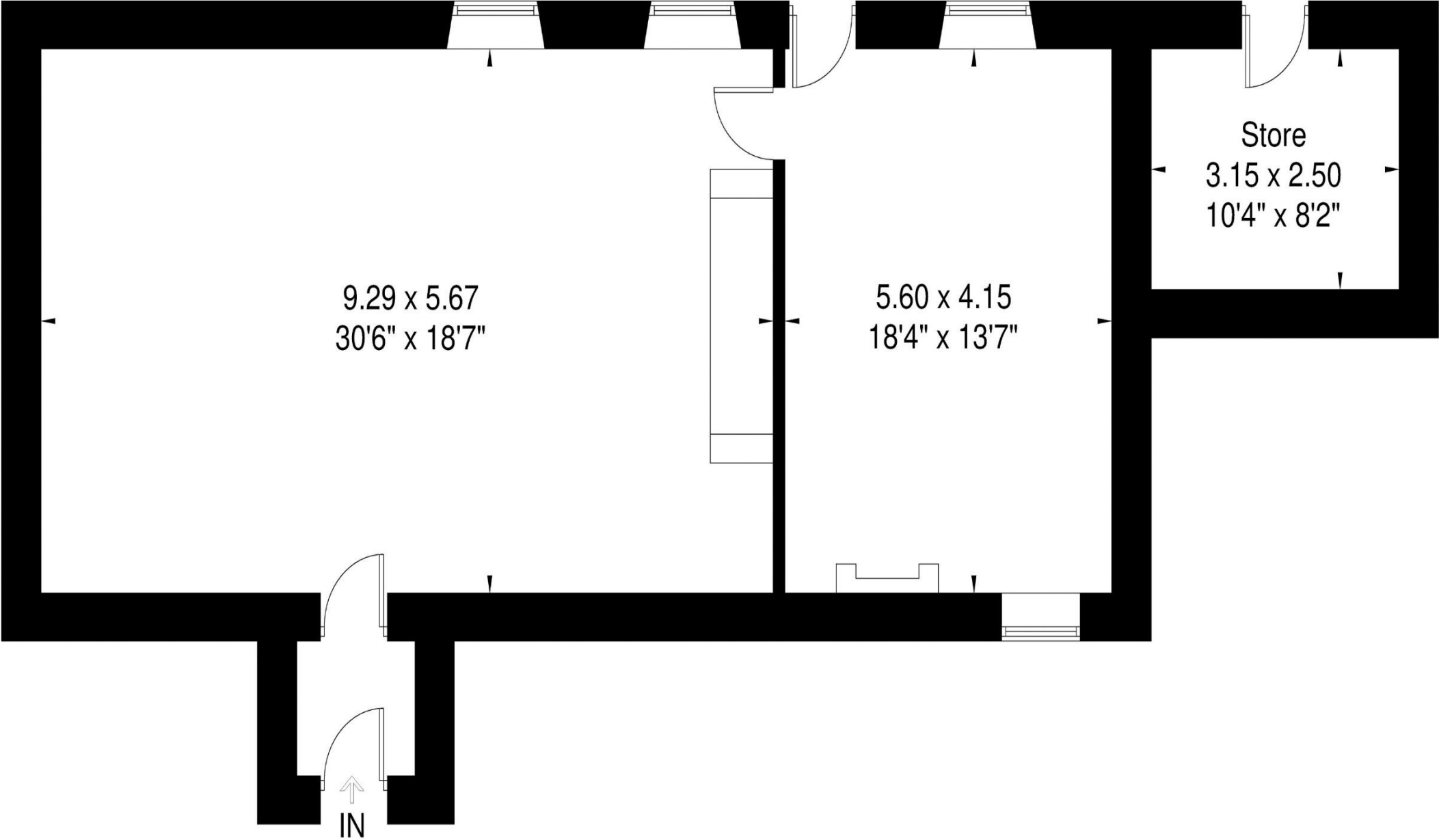
Tomatin also benefits from a shop, café and community centre called the Strathdearn Hub.

Inverness is 15 miles away and Aviemore is 14 miles away, both of which offer an extensive range of shops and local services.





Approximate Gross Internal Area = 88.8 sq m / 955 sq ft



9.29 x 5.67  
30'6" x 18'7"

5.60 x 4.15  
18'4" x 13'7"

Store  
3.15 x 2.50  
10'4" x 8'2"

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# 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 SC011353

