

# Durris Church, Banchory, Aberdeenshire, AB31 6BQ



## Property

Well-kept detached church located within the small hamlet of Kirkton of Durris. Additional area of ground located out with the churchyard with a wooden hall, used as a meeting room. The property comprises:

Ground Floor: Entrance vestibule with stairs to gallery, utility area, and sanctuary

First Floor: Gallery with stepped pews and storage

Ground Floor: 144.0sq m, 1,550sq ft

Gallery & Store: 47.0sq m, 506sq ft

Total: 191.0sq m, 2,056sq ft

## Grounds

The sale includes the footprint of the church, with an area of ground located out with the churchyard with a wooden hall, used as a meeting room. The graveyard is owned and maintained by the Local Authority.

## Services

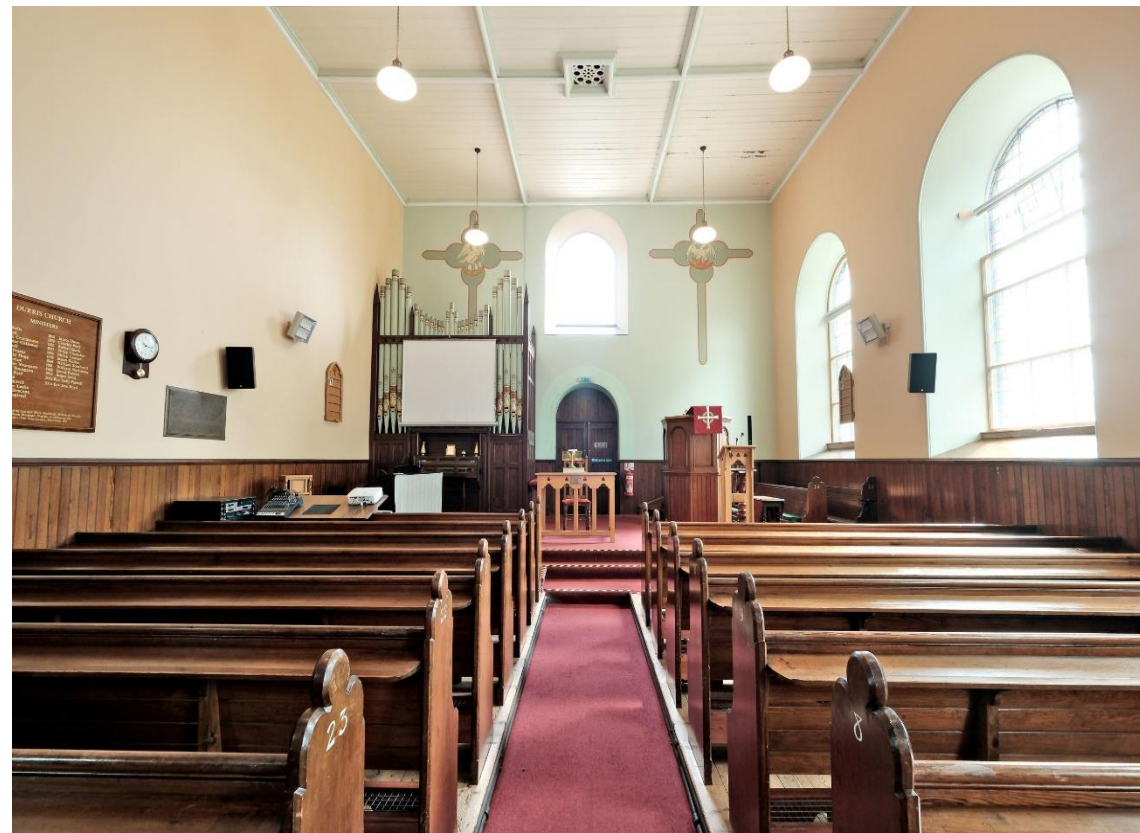
The property is connected to mains supply of electricity. There is a mains water supply and drainage is connected to a private septic tank. Heating is by electrical cylinder and radiant heaters, with an electric fan heater over the front door.

## Planning

The C 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.

## Condition of sale

The purchaser will be required to construct and thereafter maintain a stockproof fence between the land included in the sale and the remainder of the glebe field.



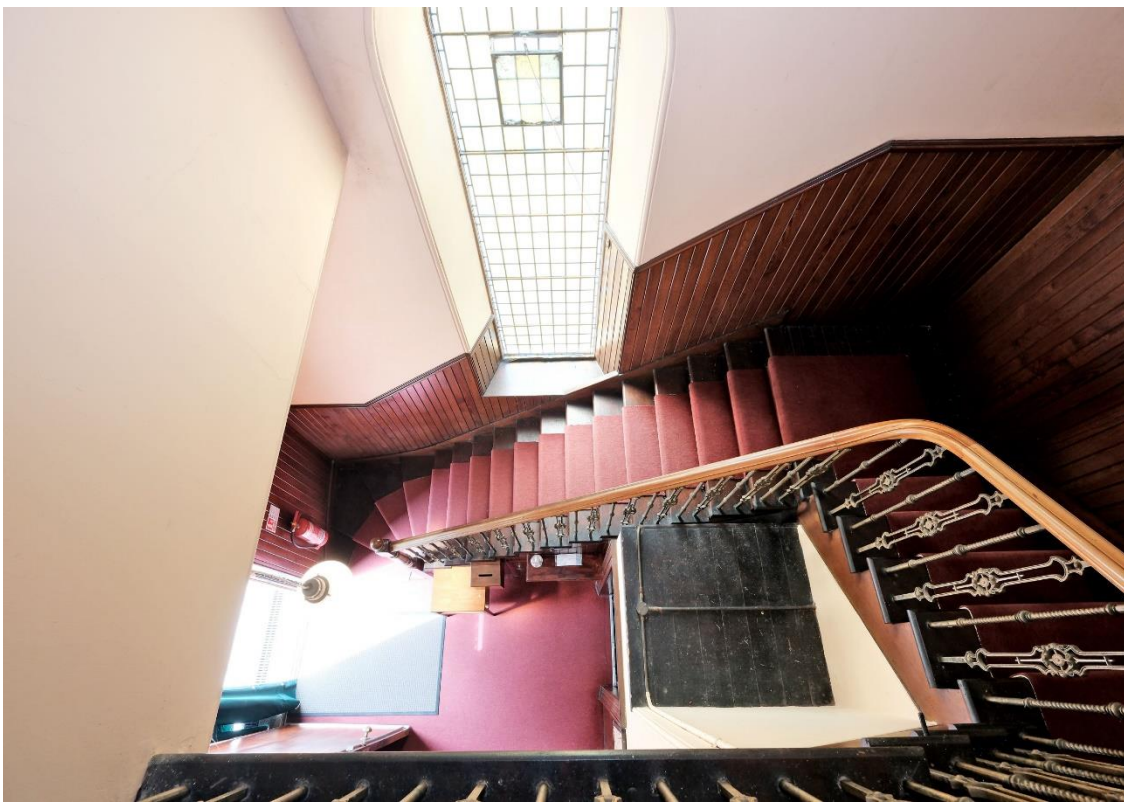
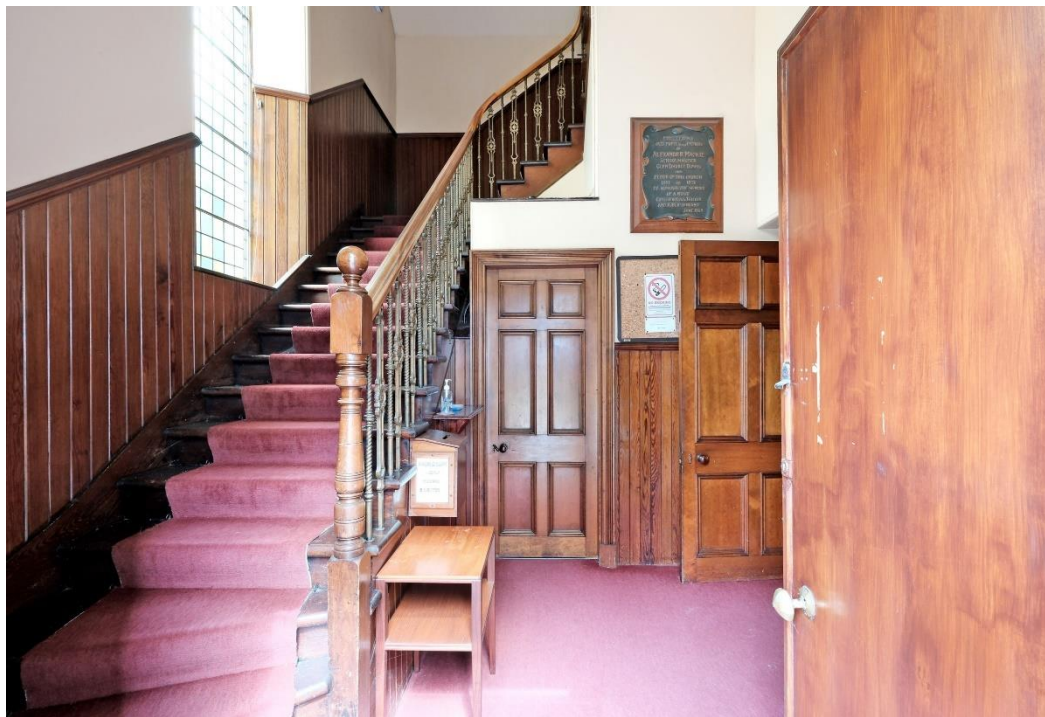
## EPC

Rating E

## Local Area

The church is close to Banchory, a pleasant town in the heart of Royal Deeside rising elegantly from the Banks of the River Dee. It has a wide range of local amenities, including a variety of shops, banks, restaurants, garden centre, hotels, library, health centre and dentists. There is a golf course and also a driving range at Inchmarlo and places of historical interest. The area is rich in outdoor pursuits with ample opportunity to enjoy walking and cycling along the Deeside Way, canoeing and fishing in the sparkling waters of the River Dee and many more sporting activities. There are two highly regarded primary schools and a renowned academy. Aberdeen is within easy commuting distance, some 18 miles, with a choice of travel by three main routes.



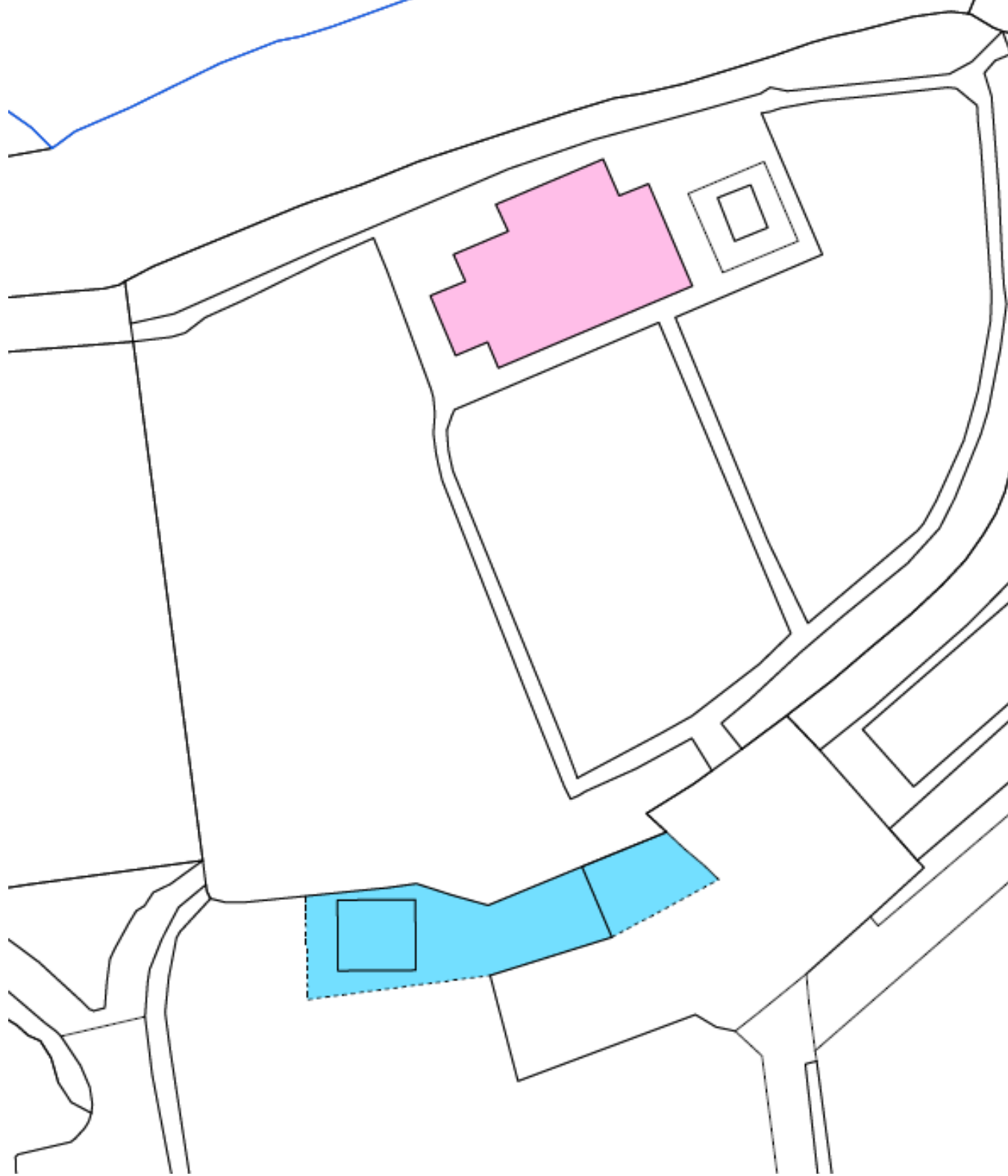


Durris Church



Area tinted in **pink** is the church and is footprint of the building only

Area tinted in **blue** is partial ground which includes the wooden meeting room



## 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 SC014574

