



Alness Parish Church, Alness, IV17 0RP

Property

A beautifully maintained detached church nestled in the town of Alness.

The property comprises a front entrance hall, nave with vestry office, rear entrance hall, hall, kitchen, and WC.

At first floor level there are two offices/meeting rooms, WCs, and storage space.

The sale includes well maintained land surrounding the property.

Please note: not all items shown in the images are included in the sale

Area

Ground: 346.83 sq m / 3,733 sq ft

First: 91.19 sq m / 982 sq ft

TOTAL: 438.02 sq m / 4,715 sq ft

EPC

Rating: C

Services

The property is connected to mains supplies of water and electricity. Drainage goes into a private cess pit located within the grounds.

Planning

The property could be used, without the necessity of obtaining change of use consent, as a creche, day nursery, day centre, educational establishment, museum or public library. It also has potential for a variety of other uses, such as retail, commercial or community uses, subject to obtaining the appropriate consents. Residential development might also be possible, again subject to the usual consents.



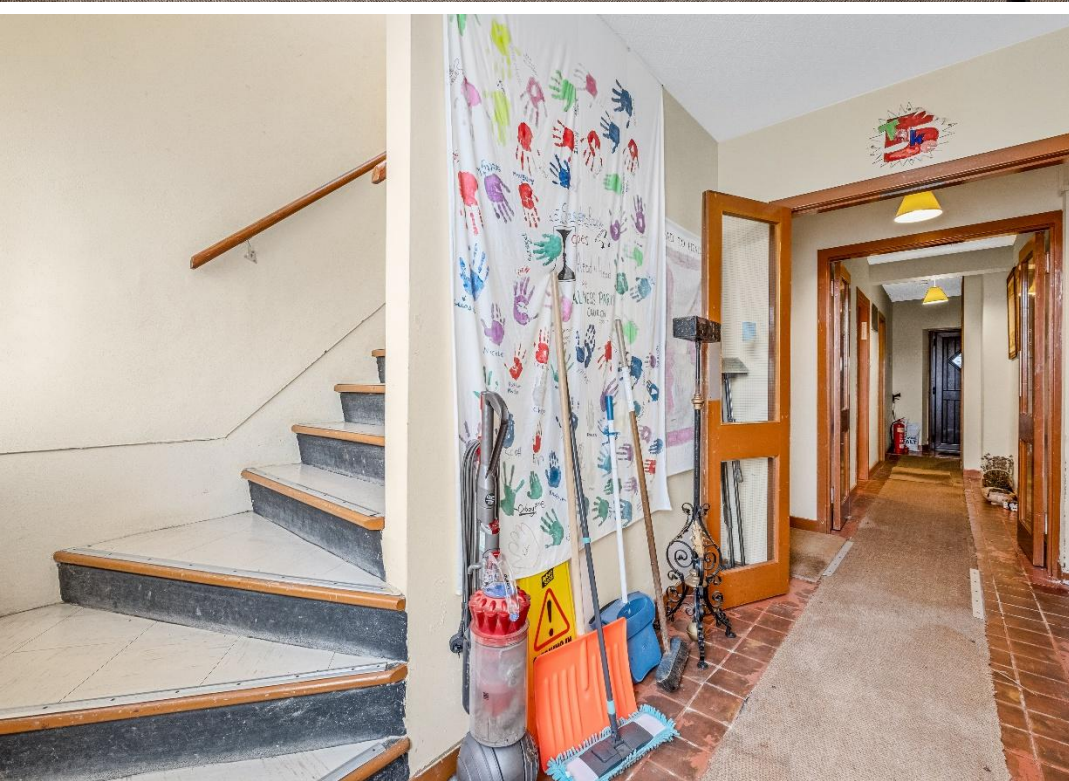
Local Area

Alness is a town and civil parish in Ross and Cromarty, situated along the shores of the Cromarty Firth.

Local amenities include supermarkets, independent retailers, a bank, a doctor's surgery, a Post Office, and an excellent golf course on the outskirts of the town. Both primary and secondary schooling are available, along with nursery facilities.

Alness benefits from being well-connected, with convenient transport links to Inverness, just 20 miles to the south, and other major towns in the region.





Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

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 - Alness Charity No SC010093

