



Blackness Church, St Ninians Way, Blackness, Linlithgow, EH49 7NF

Property

Detached, non-listed church set within generous grounds, just moments from the shores of Blackness.

Internally, the church comprises a small entrance way with a toilet, one main hall with seating and a small alter area towards the front.

The sale includes land surrounding the property. Please note that the title to the property includes the external war memorial and the successful purchaser will be expected to respect the war memorial and ensure public access is maintained going forward.

Area

Church: 87.2 sq m 939 sq ft

Services

The property is connected to mains supply for electricity, water and mains drainage.

Planning

The non-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 may also be possible, again subject to the usual consents.

EPC

Rating E



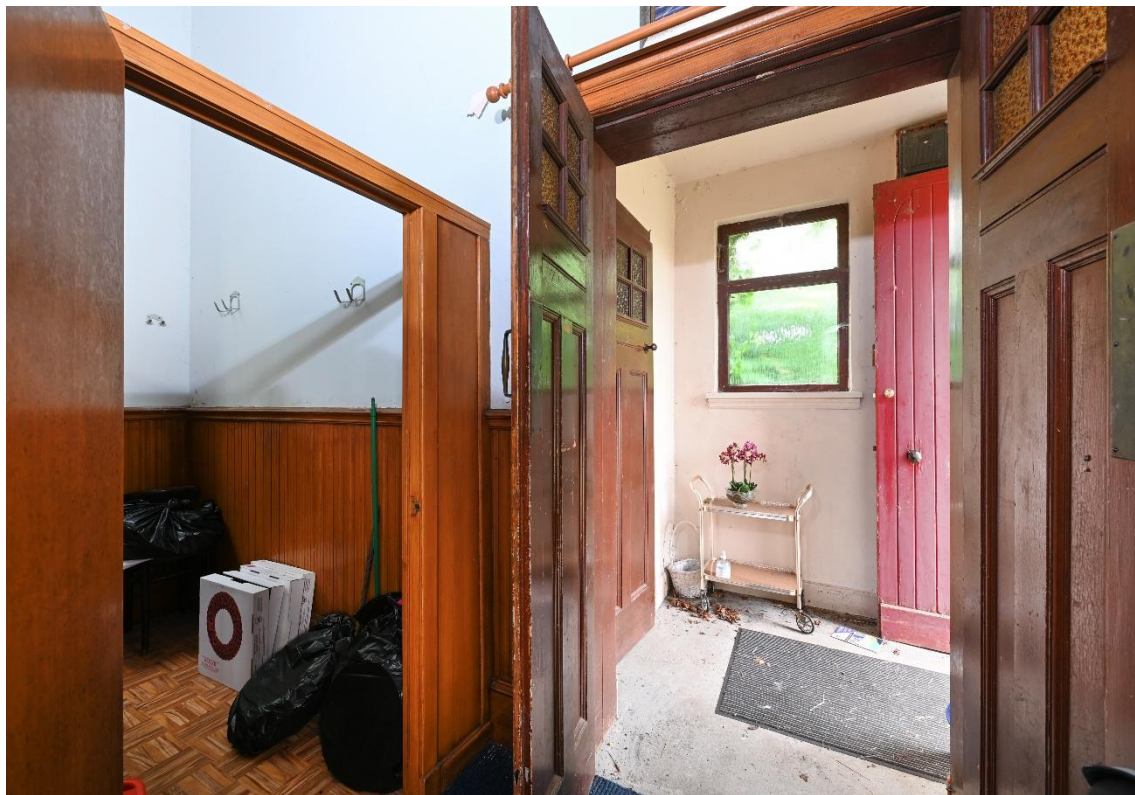
Local Area

The small village of Blackness in Falkirk offers a unique blend of historic charm and coastal tranquillity.

Local amenities include: Restaurant, primary school and Blackness Castle.

A wider range of services such as supermarkets, healthcare, secondary schooling, and retail is available in nearby Linlithgow and Bo'ness.

Blackness is well connected to nearby towns via bus or by car.



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 - Scottish Charity No SC014574

