



Edinkillie Church, Dunphail, Forres, IV36 2QQ

Property

B-Listed church dating back to 1741 featuring fresh interior that has been well kept throughout its lifetime.

The property comprises: entrance hall, nave with a galleried interior to 3 sides, and a vestry.

The sale includes a carpark as highlighted in blue on page 4.

A war memorial forms part of the boundary wall of the car park with further war memorial plaques inside the church.

The car park will be subject to a development uplift clause which will entitle the Church of Scotland General Trustees to a 75% uplift in value resulting from development or planning permission within 20 years. Potential buyers should be aware that this clause may impact the car park's future development potential

Area

Total area: 218.40 sq m 2,349 sq ft

Services

The property is connected to mains electricity only. Please note that there are no toilet facilities.

Planning

The B 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.



Local Area

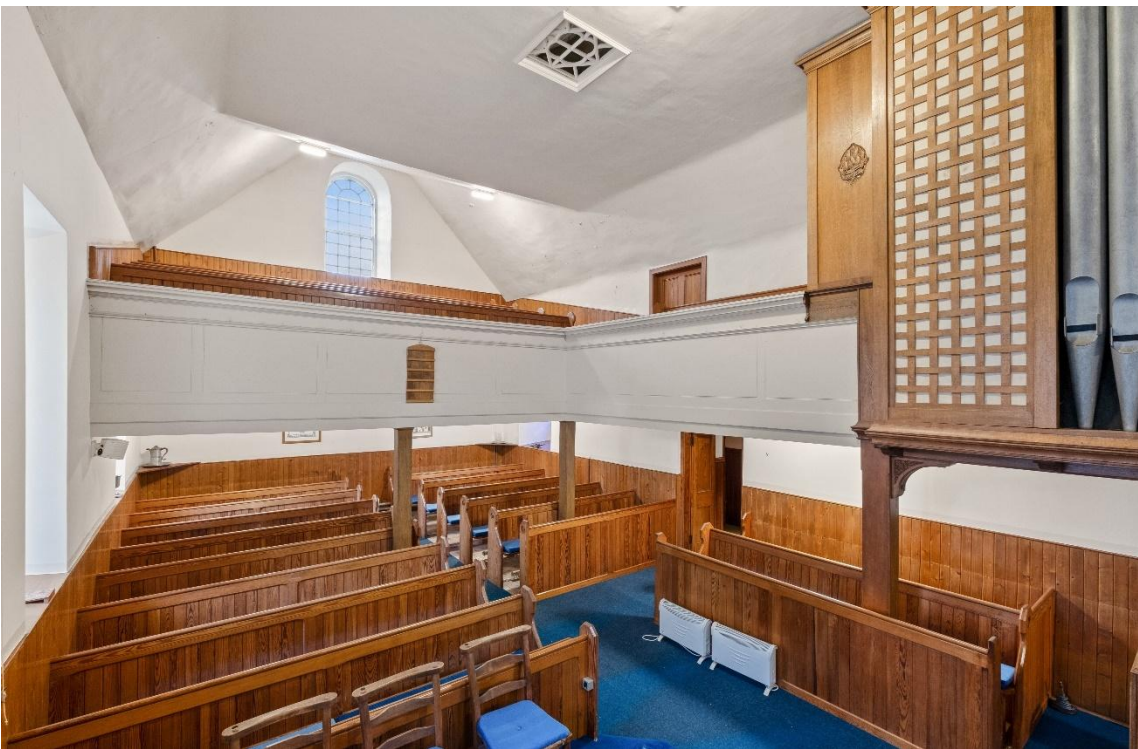
Dunphail is a rural community some 7 miles south of Forres.

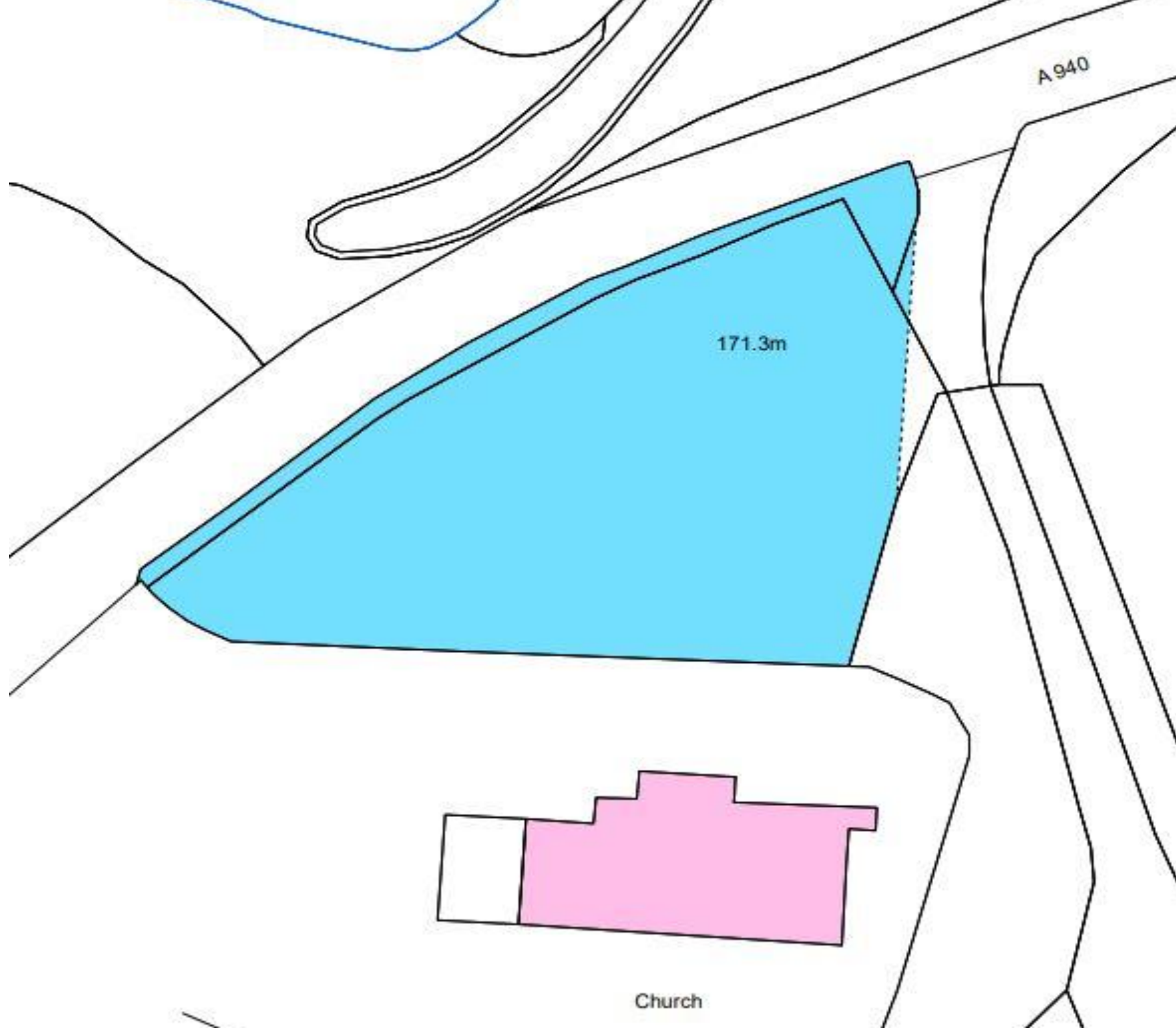
Amenities can be found in Forres which includes: GP Practice, transport links, restaurants, vet, dentist, superstores, leisure facilities, primary and secondary schooling.

The property is located close to the Divie Viaduct, a former railway bridge over the River Divie which now forms part of the Dava Way.

EPC

Rating: **C**







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 SC011353

