



Property

Single storey church with adjoining hall situated within the well-established commuter town of Wallyford, East Lothian. The property comprises:

Main church sanctuary, church hall, kitchen, vestry and WCs

The sellers reserve the right to remove the war memorials

Area

Church: 165,80sq m, 1,785sq ft

Adjoining Hall: 138.35sq m, 1,489sq ft

Total: 304.15sq m, 3,274sq ft

Services

The property is connected to main supplies of electricity, water and gas. Drainage is connected to main public sewer.

Planning

This 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.



EPC

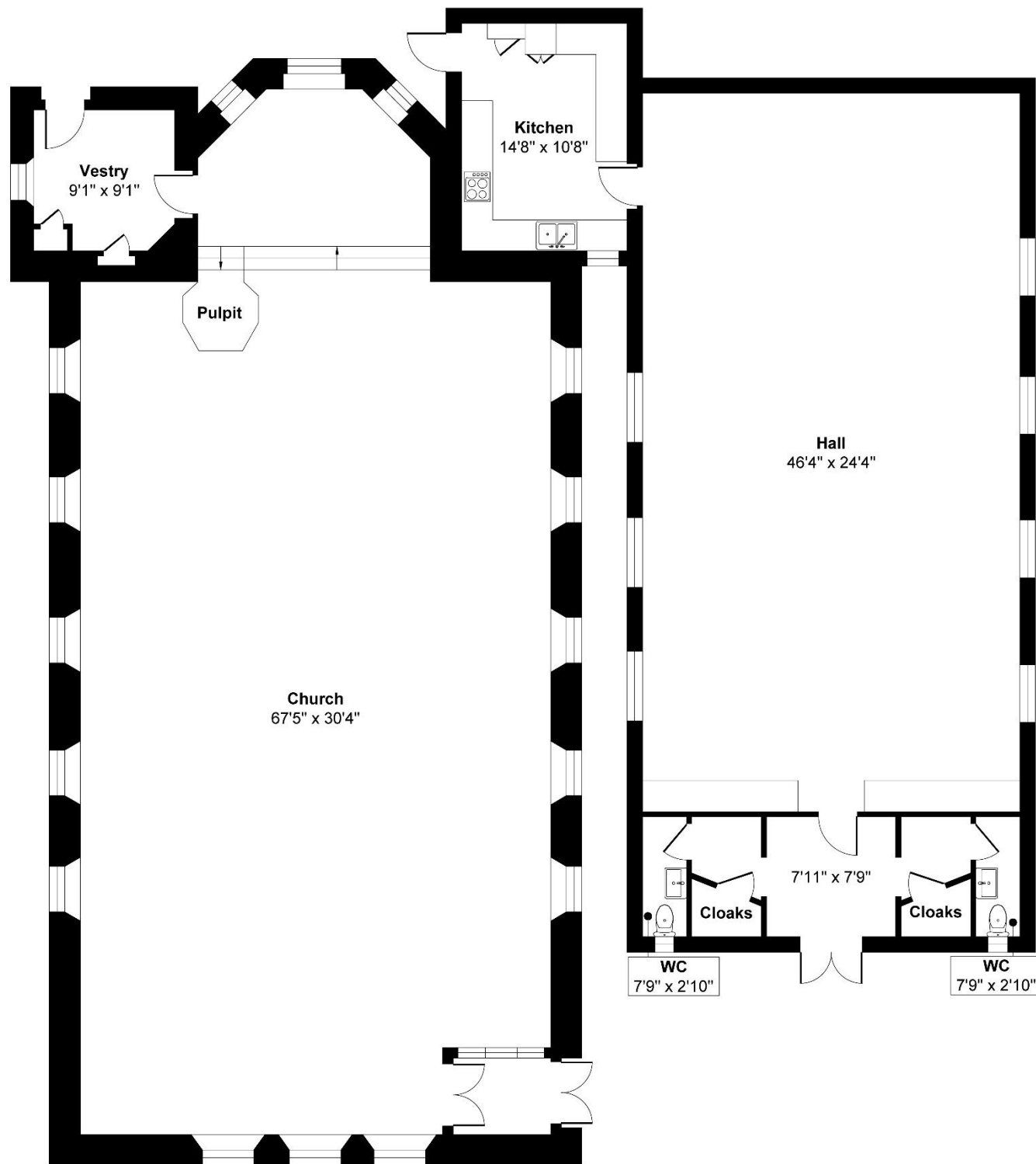
St Clement's Church - Rating E

St Clement's Church Hall - Rating C

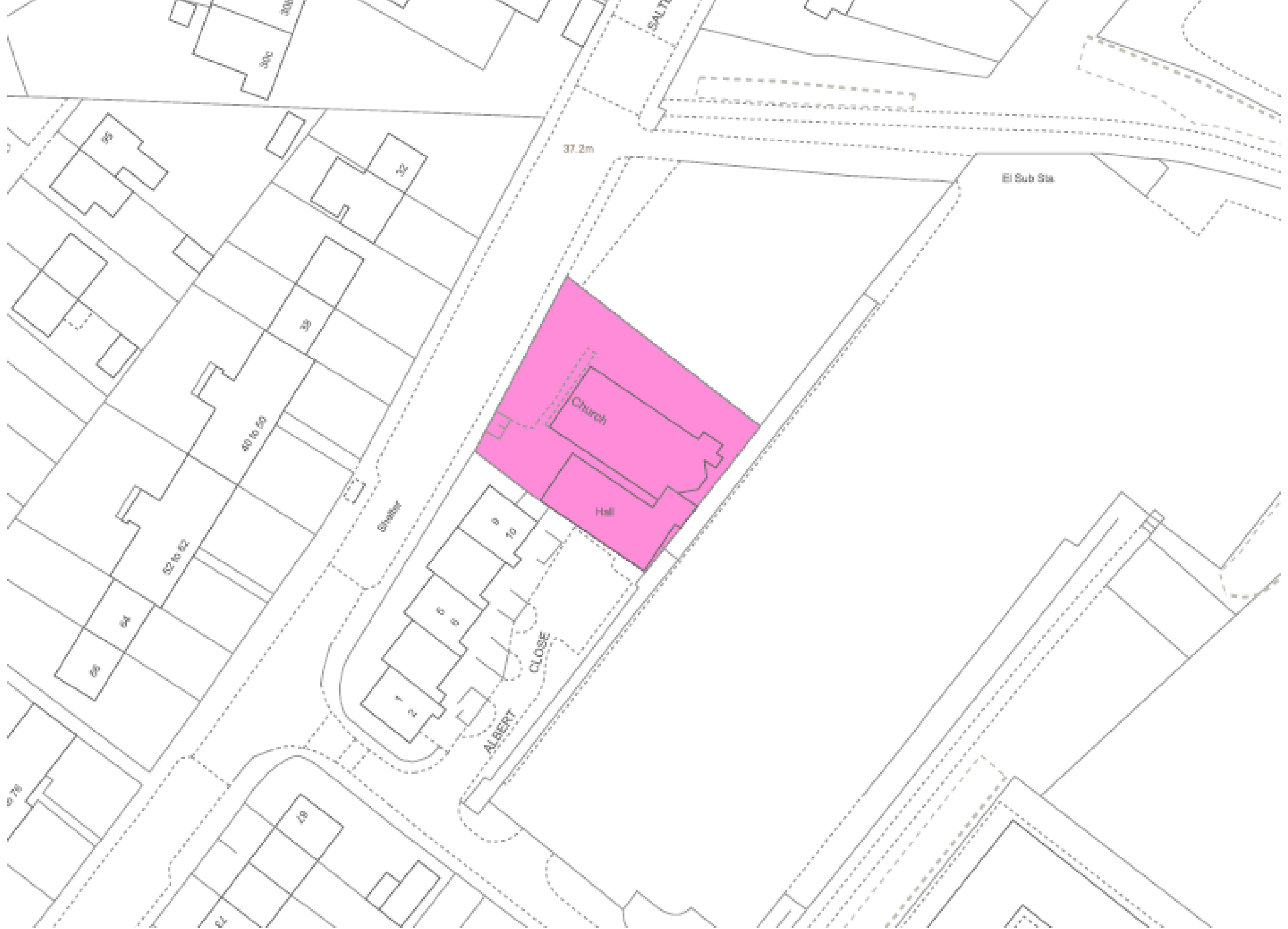
Local Area

Wallyford is a growing, well-connected village with a great community. Schooling can be found at primary and secondary level, post office and local shops in the village. A wider range of amenities and services are available in nearby Musselburgh plus further "High Street" retail stores available at Fort Kinnaird Retail Park in Newcraighall. The town benefits from connectivity to the A1 which leads traffic south from Edinburgh toward the English/Scottish Border.





Ground Floor



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

