

Muiravonside Church and Car Park, Almond Road, Linlithgow, EH49 6LN



Property

Bright and modern church located near the historic town of Linlithgow. The property comprises:

Main church sanctuary with mezzanine gallery, vestry, meeting room and WC.

The car park is also included within the sale.

Area

Ground Floor: 218.55sq m, 2,353sq ft

Mezzanine: 64.98sq m, 699sq ft

TOTAL: 283.53sq m, 3,052sq ft

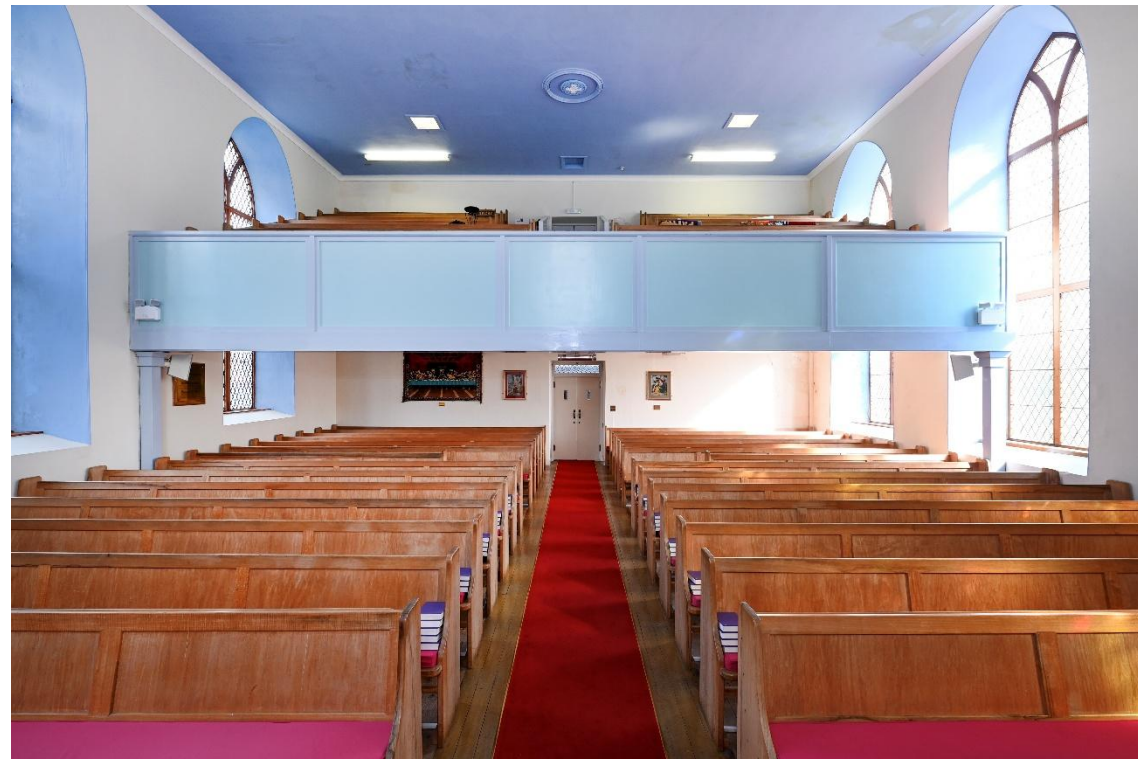
Services

The property is connected to mains supplies of water and electricity. Drainage is connected into a private septic tank.

The car park is 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.

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. The graveyard is assumed to be owned and maintained by the Local Authority.



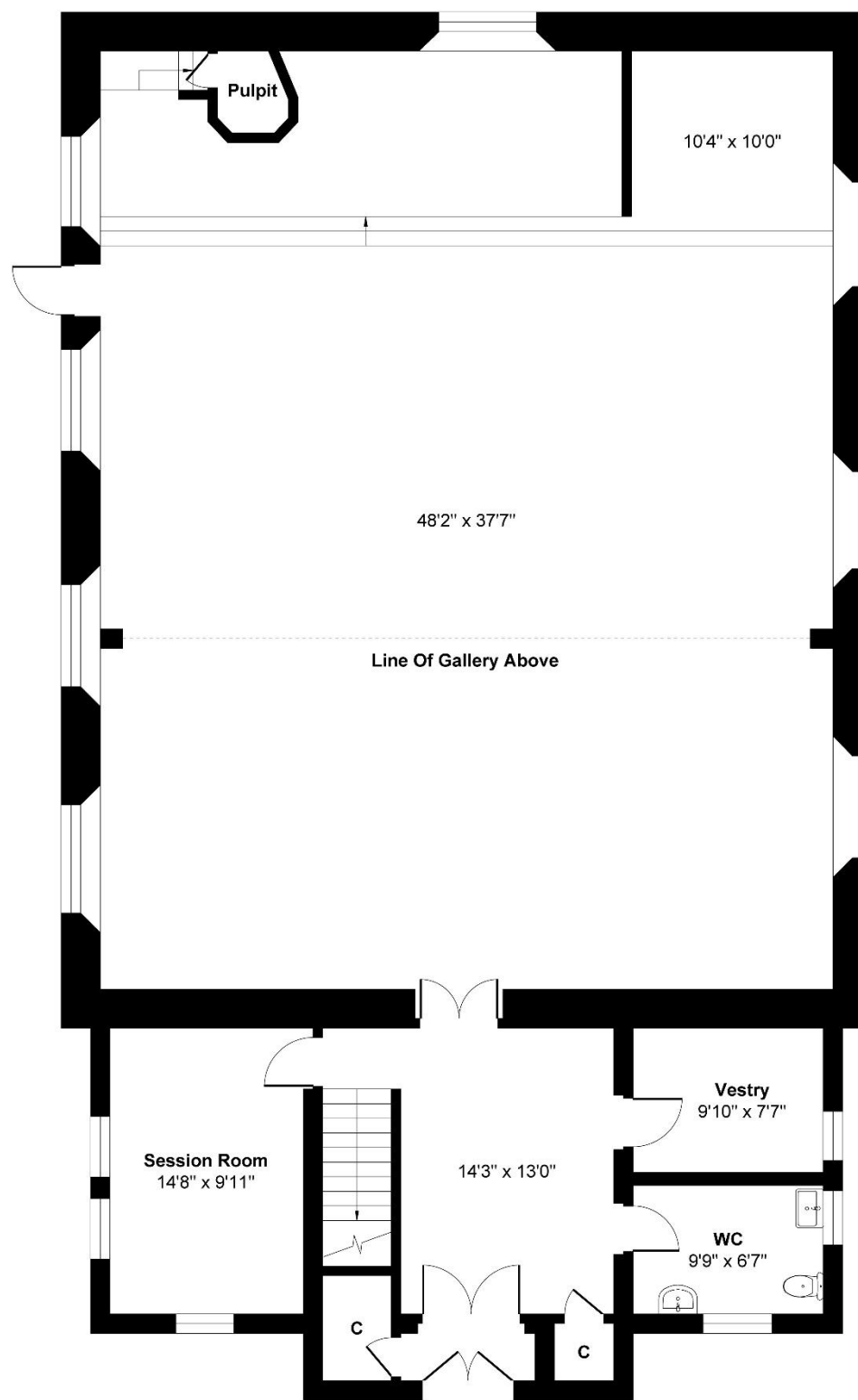
EPC

Rating E

Local Area

Linlithgow is a historic town in central Scotland, located in West Lothian between Edinburgh and Falkirk. There's a variety of local amenities available such as supermarkets, restaurants, cafes, hotels and a medical centre. Positioned near the Union Canal and Linlithgow Loch, the town enjoys a scenic setting with many walking routes. Schooling can be found at Linlithgow Primary School and Linlithgow Academy. Its central and strategic location within Scotland makes it an important commuter town with strong connections to major cities. The town sits just off the M9 motorway, making it easily accessible by road, and has a railway station with direct links to Edinburgh and Glasgow.





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

