



Rafford Church, Rafford, Forres, IV26 2RT

Property

Traditional detached church building in a semi-rural location in the small village of Rafford. The property comprises:

Entrance vestibule, main church sanctuary, hall, office, kitchen and WCs.

Grounds

The church is on a level site with grassed areas on three sides. There is a good-sized parking area to the front. See plan below.

Area

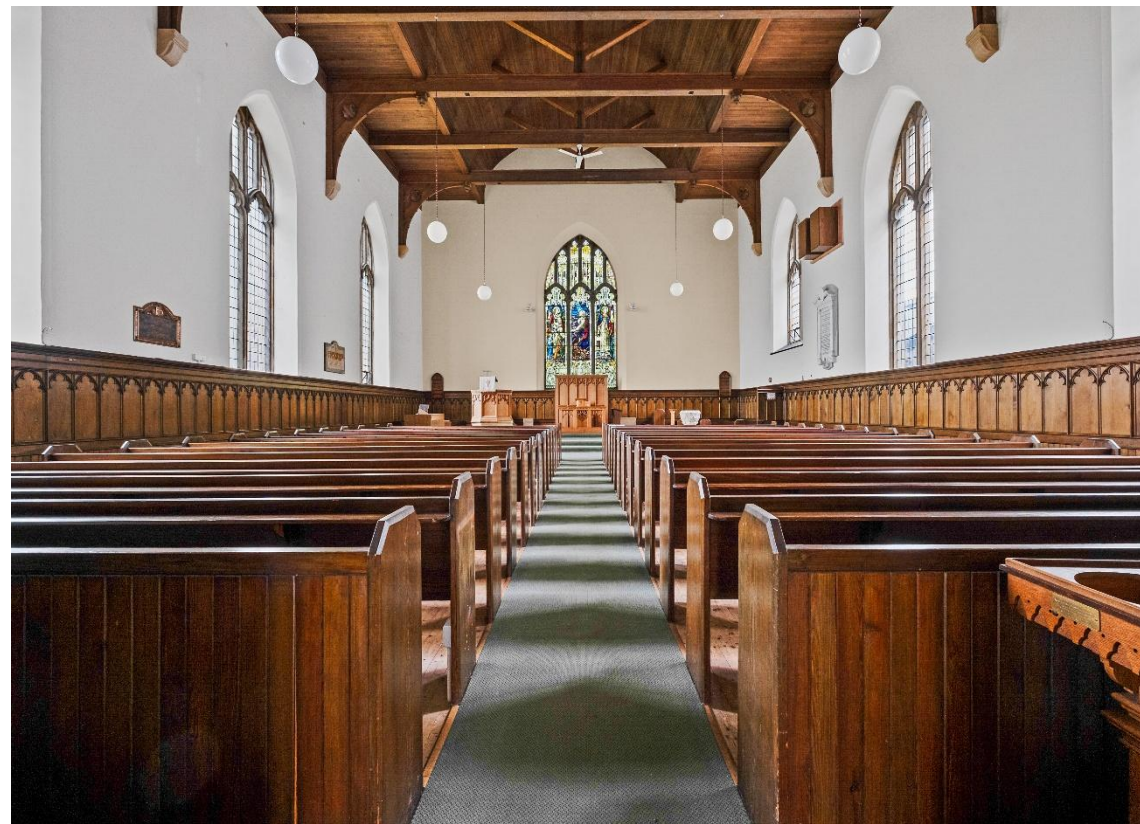
352sq m, 3,786sq ft

Services

The property is connected to main supplies of water and electricity. Drainage is connected to a private septic tank. Heating is provided by electric heaters positioned throughout the property whilst hot water is supplied by a combination of electric water heaters and an immersion tank.

Planning

The 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

Rating F

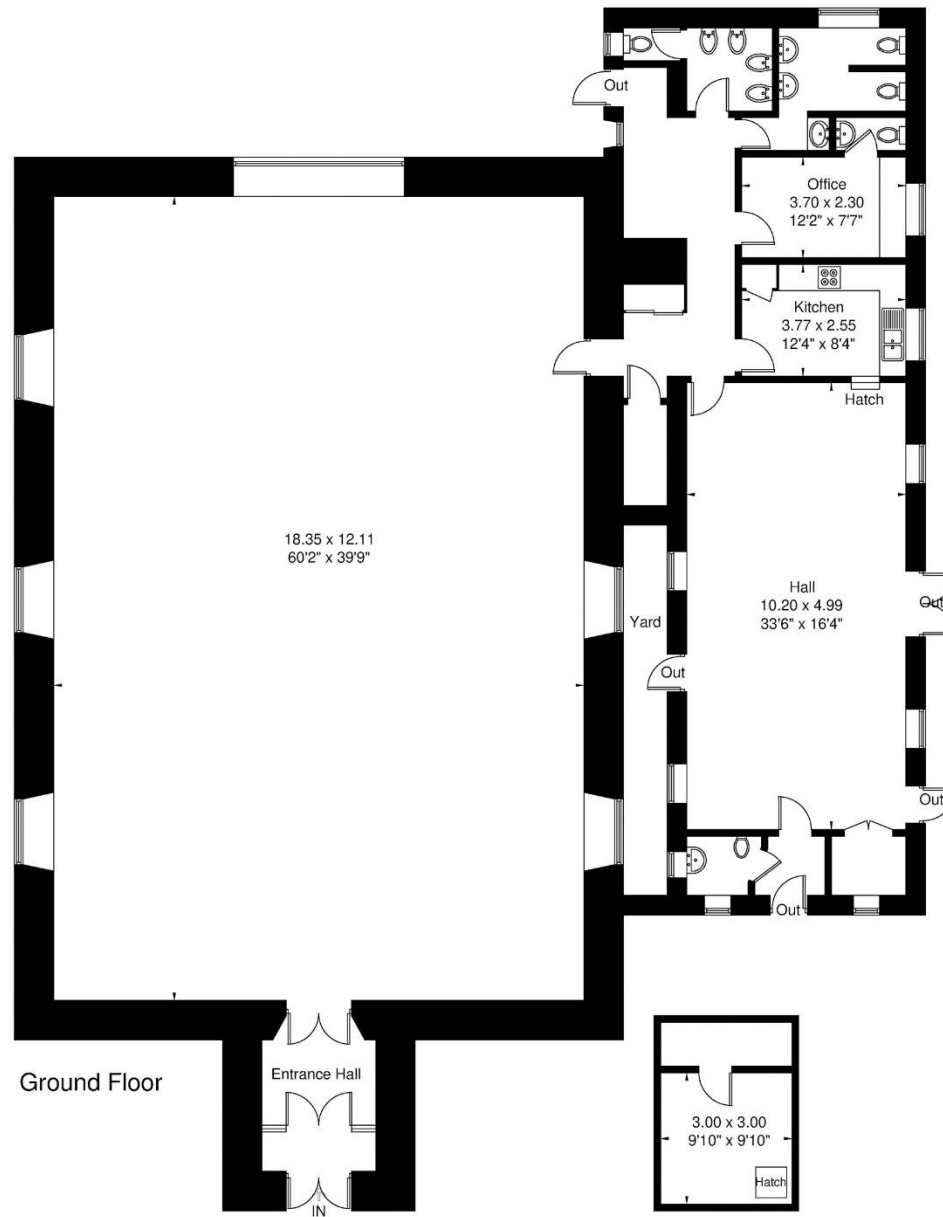
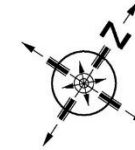
Local Area

Forres is a thriving small town in the northeast of Scotland and offers wide selection of local amenities such as restaurants, cafes, hotels. GP practice, leisure facilities and many more. Schooling can be found at both primary and secondary level with Gordonstoun private school just a 20-minute drive from the town. Transport links are great with regular buses travelling between Aberdeen and Inverness, whilst Forres train station is on the main line between Aberdeen and Inverness.

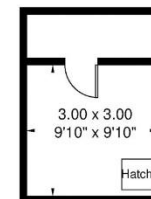


Rafford Church, Rafford

Approximate Gross Internal Area = 386.6 sq m / 4161 sq ft



Ground Floor



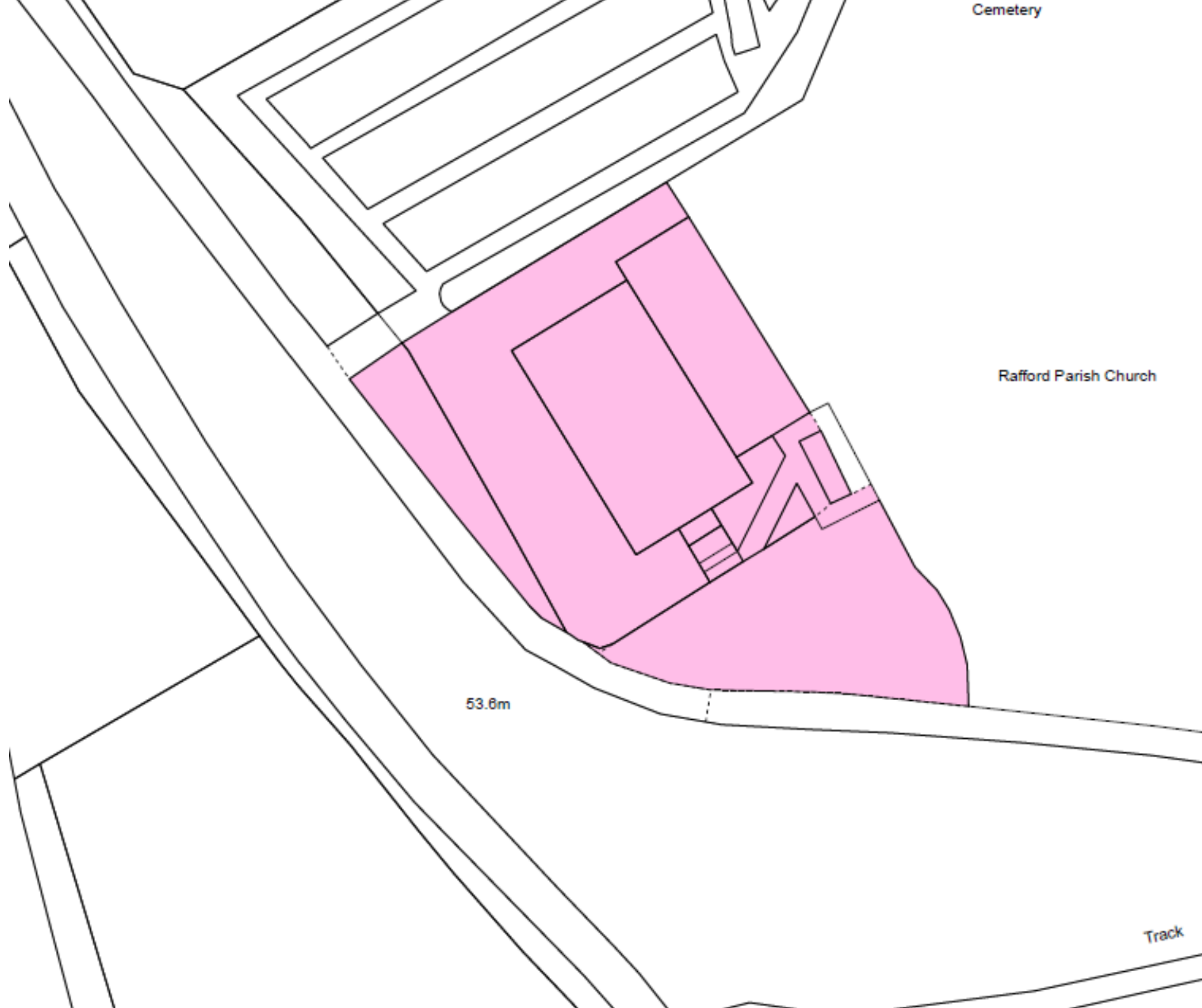
First Floor

Cemetery

Rafford Parish Church

53.6m

Track



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

