



St Gerardine's Church, St Gerardine's Road, Lossiemouth, IV31 6JY

Property

Beautifully presented Church full of character and charm.

The church is of an L-plan design comprising entrance porch, inner hall, nave, chancel, vestry with WC, corridor, kitchen, church hall with concertina doors for subdivision, office, WCs, and stores. There is a gallery within the church and the eastern end of the building.

The sale includes a large area of surrounding land as seen on page 4 and benefits from outstanding views of the beach, sea and countryside of Moray.

Please note: the seller reserves the right to remove some of the ecclesiastical fixtures.

Area

Total: 610.82 sq m 6,575 sq ft

Services

The property is connected to mains supplies of water and electricity. Drainage goes into the main public sewer.

EPC

Rating C

Planning

The property is B - listed and could be used, without the necessity of obtaining change of use consent, as a day nursery, day centre, educational establishment, museum, art gallery or 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 would also be possible, again subject to the usual consents.

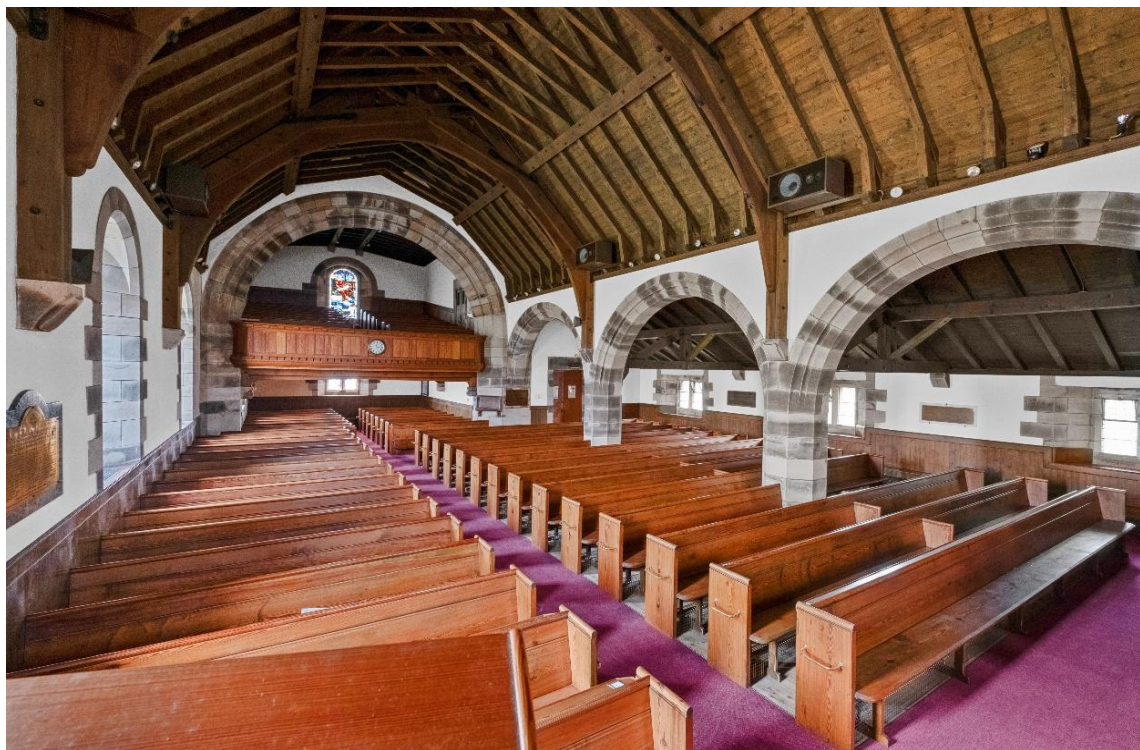


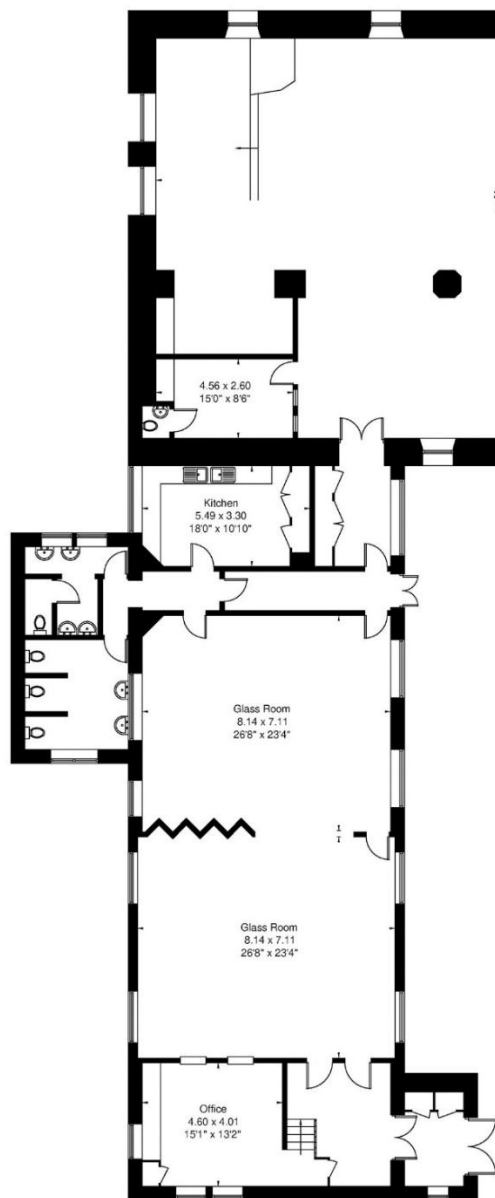
Local Area

Nestled on the Moray Firth coast, Lossiemouth is a stunning seaside town.

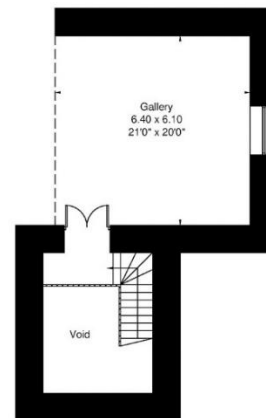
Local amenities include a range of independent retailers, convenience stores, cafes, and restaurants. There are also essential services such as a medical centre, pharmacy, primary schools, and a secondary school.

Lossiemouth is well-connected to nearby towns via bus or car.





Ground Floor



First 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 SC011353

