

St Machan's Church, Eccelsmachan, Broxburn, EH52 6NT



Property

Long established single storey church located in the West Lothian town of Eccelsmachan, just to the northwest of Broxburn. The property comprises:

Church hall, entry vestibule, side store/office as well as a WC.

Area

Church: 219.23sq m, 2,360sq ft

Services

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

Planning

This 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 sale is footprint of the building only. The graveyard is owned and maintained by the Local Authority.

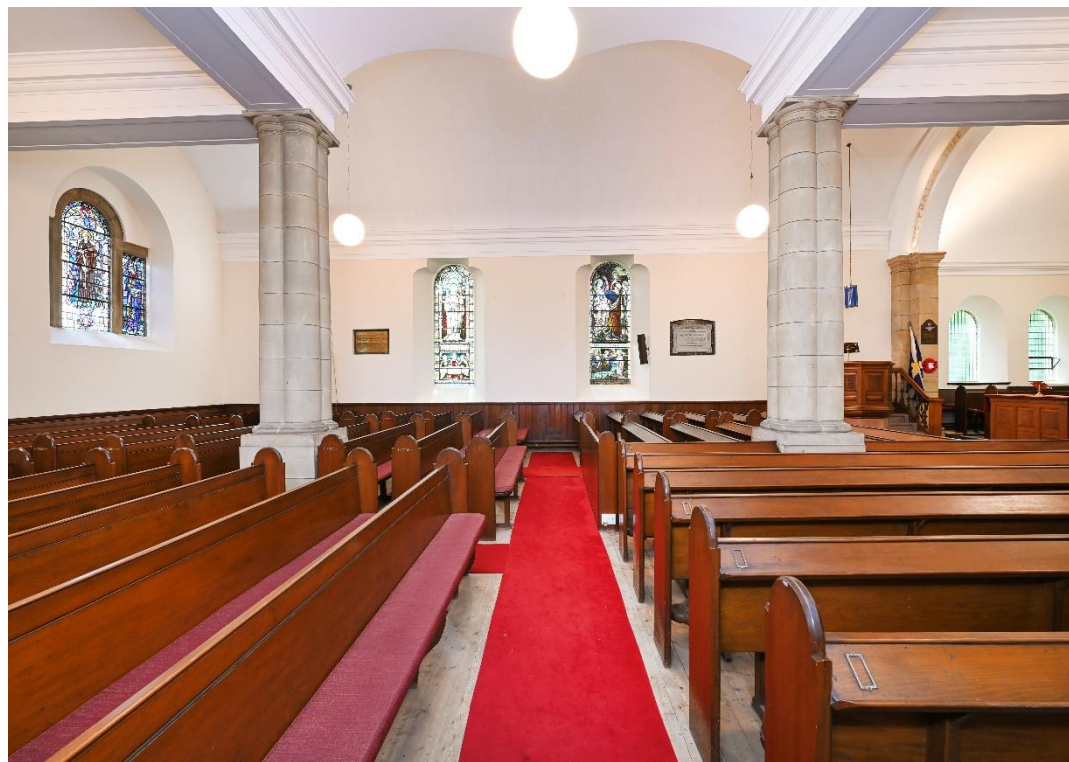
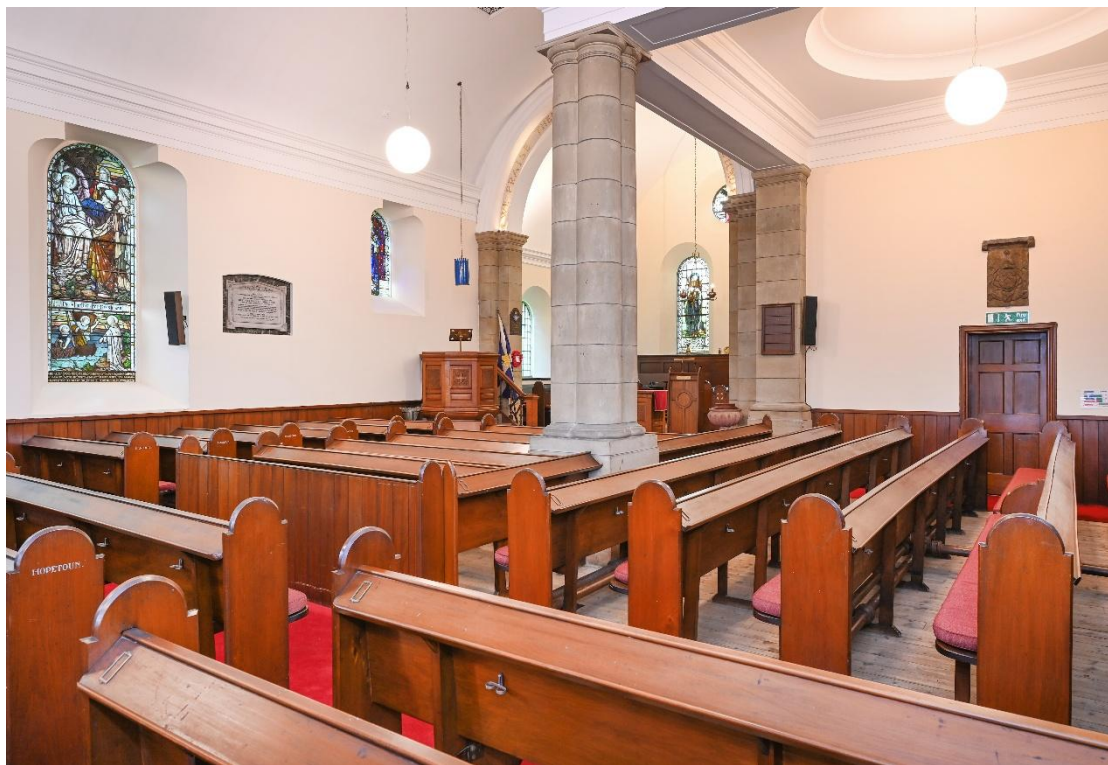


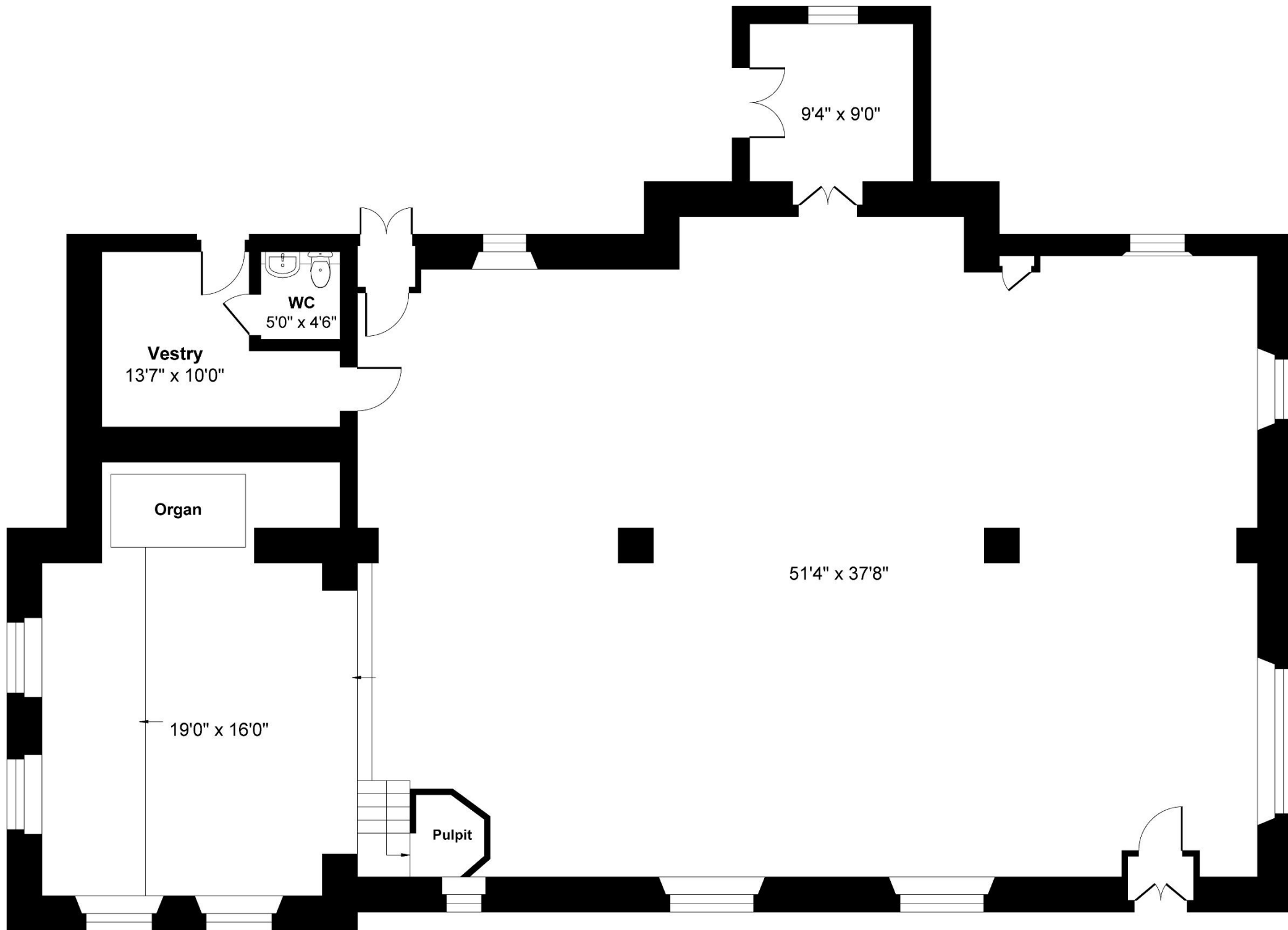
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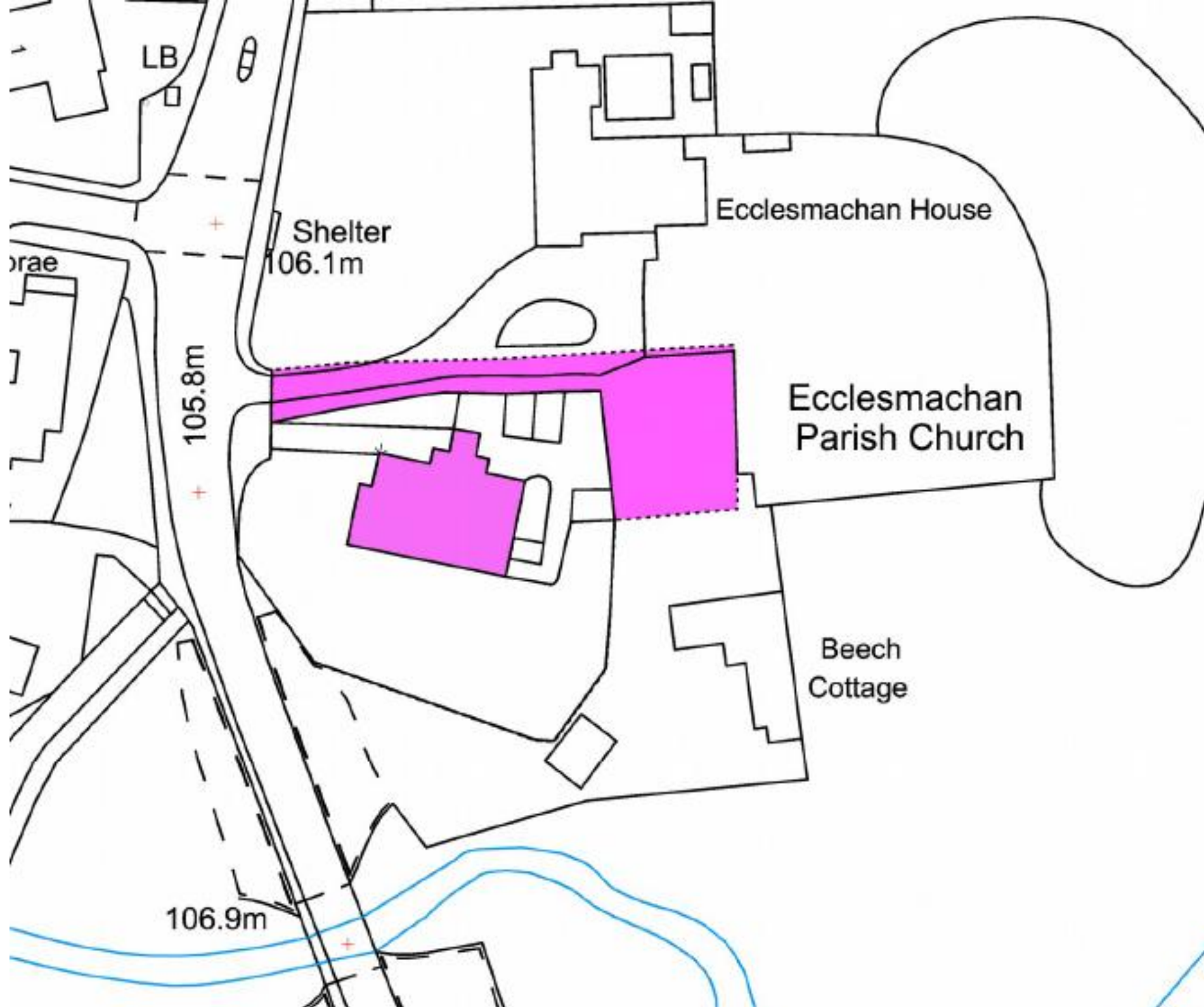
Local Area

The nearest town Broxburn is just a 7-minute drive from the property and has several local amenities to choose from such as supermarkets, restaurants, cafes, post office and dental/medical centre. Schooling can be found at both levels at Broxburn Primary School and Broxburn Academy. Broxburn is just a short drive to Livingston and within easy commuting distance to Edinburgh and Glasgow. Various bus routes run through the town whilst Uphall Train Station is nearby making it easy to travel in and out of the area.





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

