



Udney Green Church, Ellon, AB41 7RS

Property

Attractive B-listed church building located in the peaceful village of Udney Green. The church has welcoming outlooks to the historic village green and offers a wonderful setting whilst being in easy distance of the larger town of Ellon.

The village presents country surroundings whilst being less than half an hour's drive from Aberdeen and presents an excellent purchase opportunity in a sought-after area of Scotland.

Built in 1821, the church is situated in a Conservation area and is of traditional stone and slate construction. **The accommodation comprises;** main church area, office, toilet, hallway, storage rooms and upper level seating.

Gross Internal Floor Area: 254 sq.m

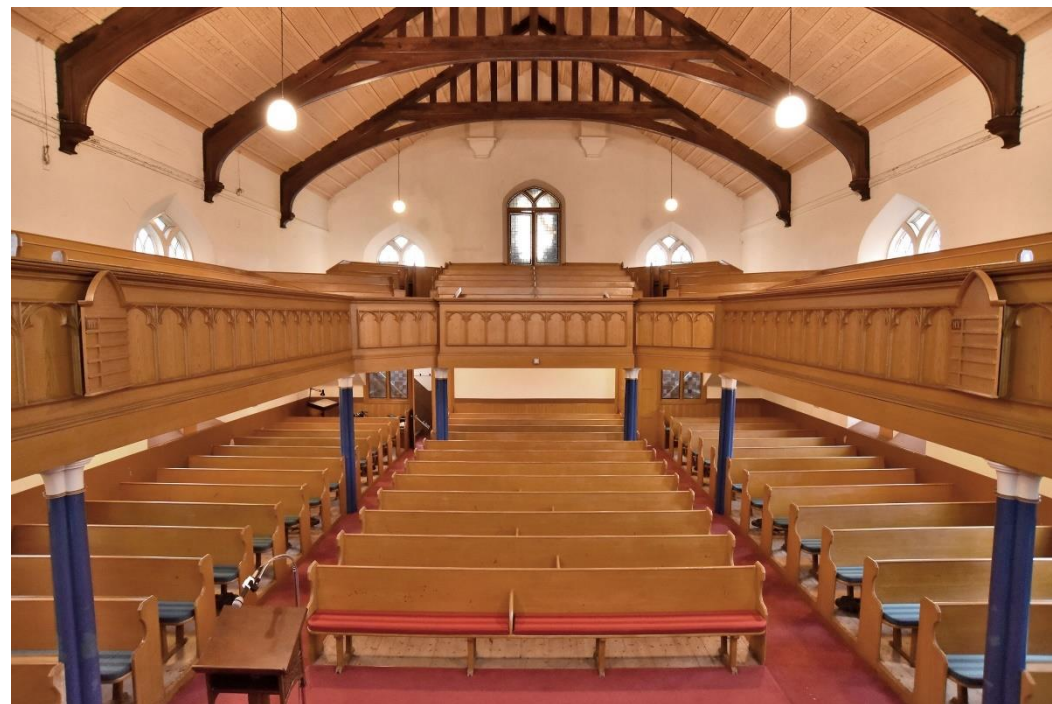
Grounds

The property is surrounded by small grounds to all sides. Parking is available on street.

Services

Mains services of water and electricity are connected with drainage to the public sewer. There is an oil-fired central heating system installed.

EPC- G



Planning

The subject property is a Category B Listed Building and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. In addition to its current use, it could be used as a crèche, day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use.

The property may be suitable for redevelopment for residential use subject to the necessary consents being obtained but interested parties are advised to satisfy themselves as to the position as no warranty is given by the Seller as to this.

Local Area

Udny Green features a lovely village green, primary school and some local facilities including a restaurant. Pitmedden is situated approximately 1 mile away and has basic shopping facilities whilst the larger town of Ellon and all its amenities are located around 7 miles away.

Ellon is a popular country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead. There are ample shopping, sports and recreational facilities with excellent local amenities including the Ellon Academy Community Campus with sport and recreation facilities.



Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263
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

