



Herd Centre, Townhead, Inverbervie, DD10 0PN

Property

Single storey Church hall located within the ancient Royal Burgh of Inverbervie, Aberdeenshire. This picturesque town boasts a lovely bay and beach area as well as a number of local and independent shops.

The property is ideally located for travelling to either Aberdeen or Montrose and offers an excellent purchase opportunity in a peaceful seaside location.

The accommodation comprises: Entrance hallway, main hall, ladies' toilets, gents' toilets, disabled toilet, kitchen, office.

Grounds

The hall does not have any grounds however there is an area to the rear of the site which is included and currently houses 2 detached single garages.

Services

The hall has mains water and electricity with drainage to the public sewer. The hall also features double glazing and electric heating.

Local Area

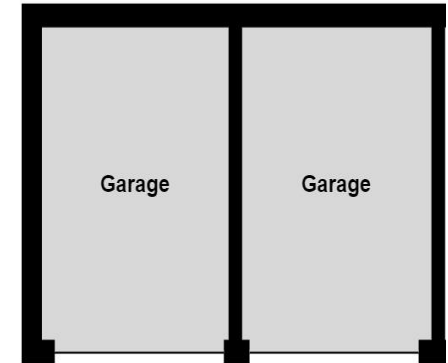
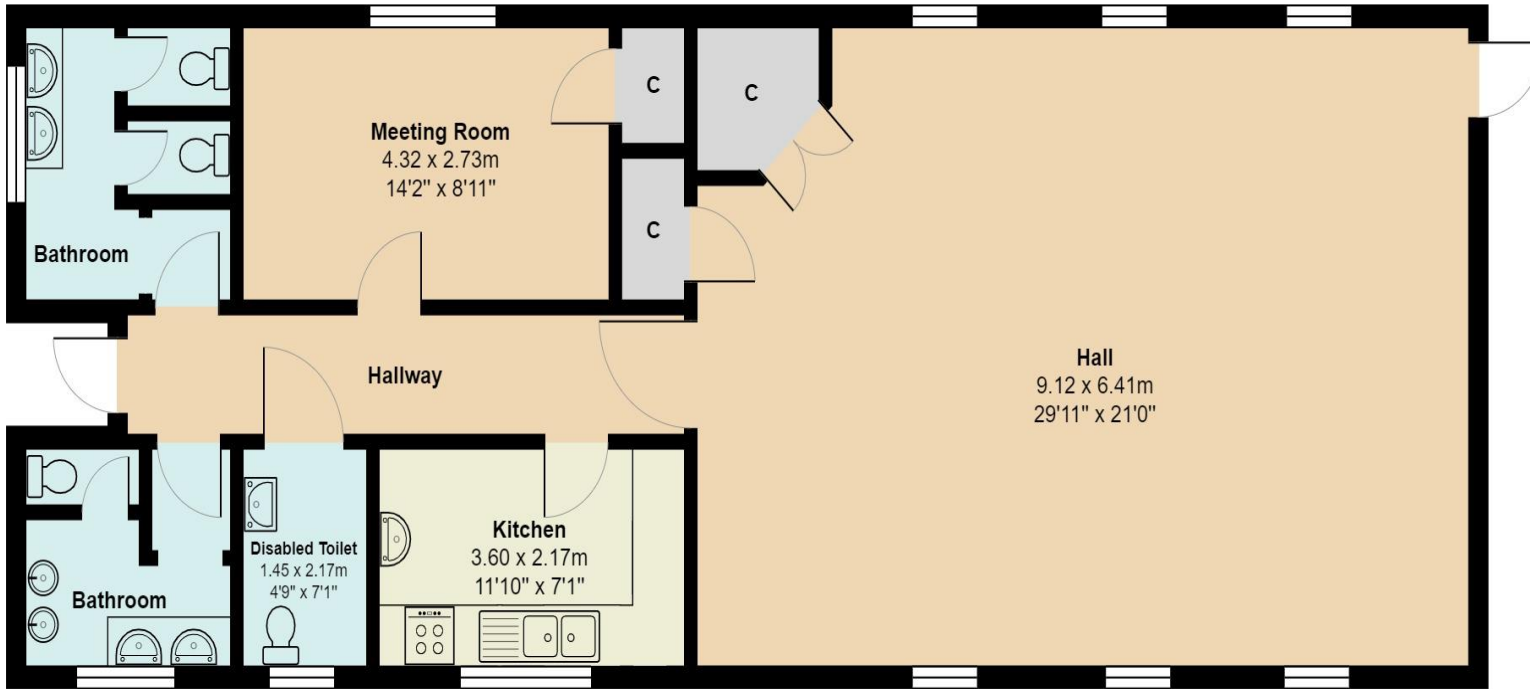
Inverbervie is a small coastal town on the north-east coast of Scotland, 10 miles south of Stonehaven, Aberdeenshire. The town features a wonderful bay and beach and also benefits from good local amenities, including a primary school and a fitness centre. Secondary education is available in nearby Stonehaven. 'Bervie' sits on the A92 coast road and there is a local bus route, with regular buses running from Montrose and Aberdeen. Train stations are located nearby in Stonehaven and Montrose. Aberdeen is just a short drive to the north, with a good road network offering commuters easy reach to the city and surrounding towns, as well as the airport which can be reached in around 35 minutes.

Planning

The property is not listed, and could be used, without the necessity of obtaining change of use consent, as a Creche, day nursery, day centre, educational establishment, museum or public library. It also has potential for a variety of other uses, such as retail, commercial or community uses, subject to obtaining the appropriate consents. Conversion to residential accommodation might also be possible, again subject to the usual consents.



Herd Centre



EPC Rating- G

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

