

Marykirk Church, Laurencekirk, Aberdeen, AB30 1UT

THE CHURCH OF SCOTLAND
EAGLAIS NA h-ALBA



Property

Traditional B listed church dating back to 1806, located in the centre of the Mearns country village of Marykirk.

The property comprises:

Ground Floor: Entrance vestibule and stair, main sanctuary, vestry, meeting room, toilet and store

First Floor: Church Hall with kitchen area

Area

Ground Floor: 183.8sq m (1,978 sq.ft.)

First floor: 48.1sq m (518 sq.ft.)

Total: 231.9sq m (2,496 sq.ft.)

Services

The building is connected to mains electricity, water and drainage . Heating is by electrical cylinder heaters and a variety of electric heaters.

Planning

The property is B- listed (though not located within a Conservation Area) and 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. Conversion to residential accommodation would also be possible, again subject to the usual consents.



EPC

Rating G

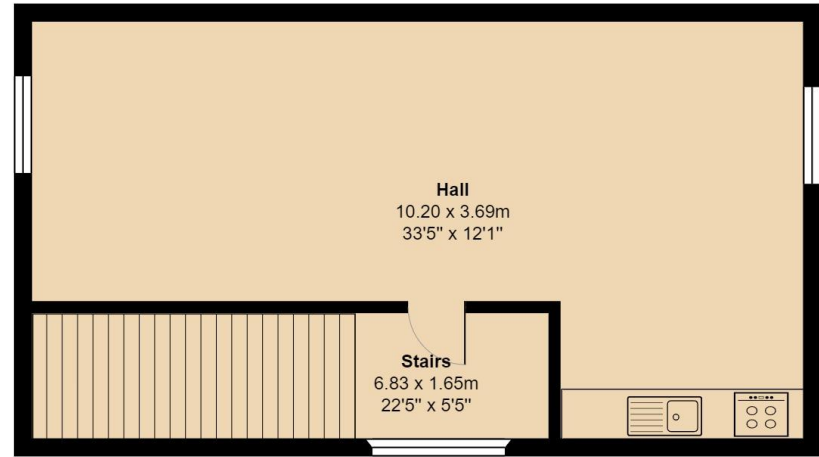
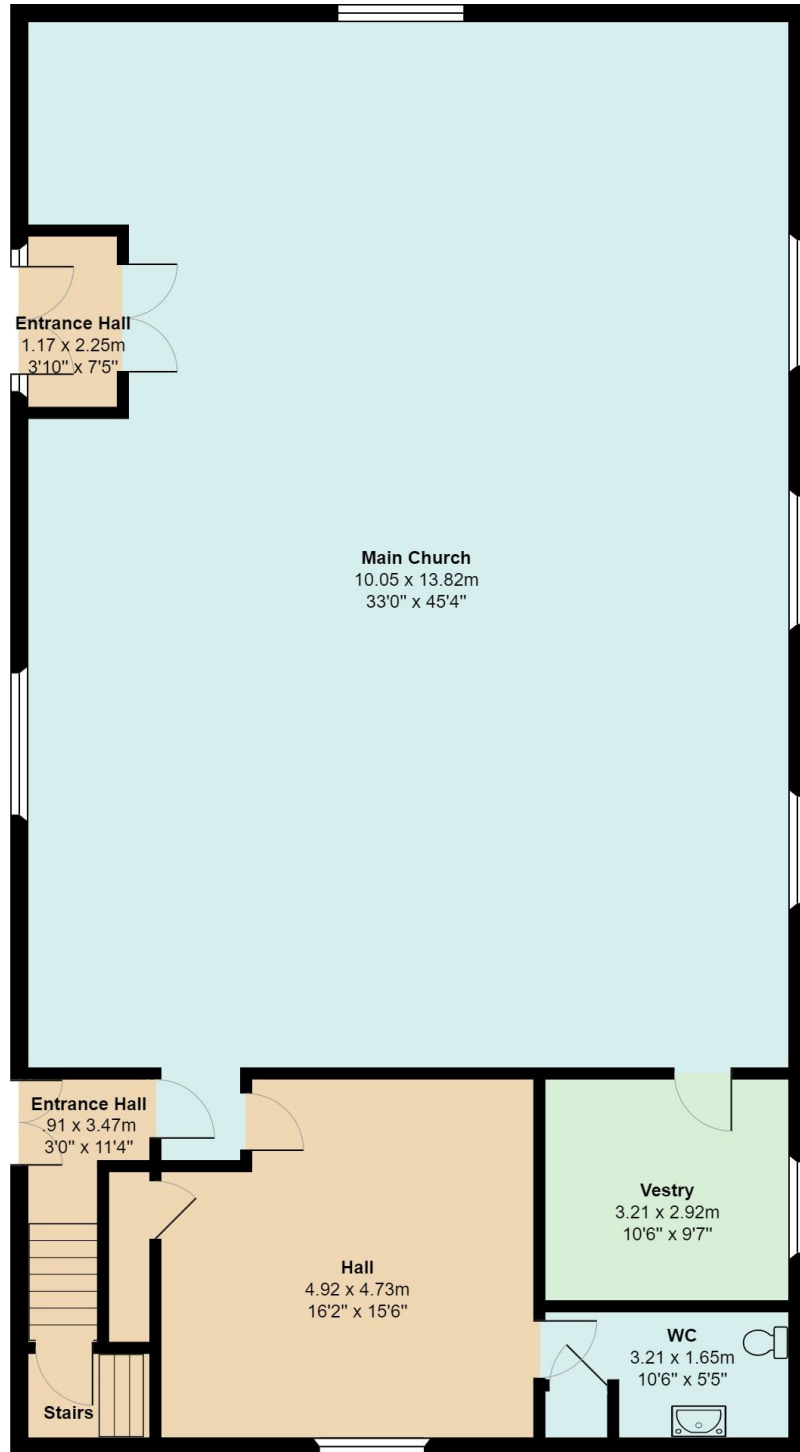
Local Area

The Church is located in the centre of the Mearns country village of Marykirk which lies between Laurencekirk and Montrose.

The location is 33 miles south of Aberdeen. The nearest large town is Laurencekirk (4 miles), which offers a variety of services including a secondary school and a railway station with connections to the full UK rail network and regular services to Aberdeen, Glasgow, Edinburgh and London. Montrose to the south east is the largest town in the area, with an increased selection of shops and a busy harbour.



Marykirk Church



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

