



**Dulnain Bridge Church Hall, Dulnain Bridge, PH26 3LU**



# Property

Single storey Church hall/ plot located within the picturesque landscape of Dulnain Bridge.

The property comprises: Main hall, kitchen and toilet.

Currently being used by a local snooker club. All pool tables and contents will be removed ahead of sale.

# Grounds

Included in the sale are grounds lying to the front, back and sides of the property.

# EPC

Rating: E

# Services

The hall benefits from mains supplies of water, drainage and electricity.

# Planning

The property lies within the Cairngorms National Park development plan 2021. It is not listed, and could be used, without the necessity of obtaining change of use consent, as a day nursery, day centre, educational establishment, museum or library. It also has potential for a variety of other uses, such as retail, commercial or community uses, subject to obtaining the appropriate consents. Demolition redevelopment or conversion to residential accommodation might also be possible, again subject to the usual consents.



# Local Area

The hall is located on the outskirts of the village of Dulnain Bridge, a small village located in the Cairngorms National Park area.

Dulnain Bridge offers local amenities including a garage, village hall, play park and a nearby hotel.

Grantown-on-Spey is less than 10 minutes away and has a further range of services including schooling at secondary level.

Aviemore is around 12 miles from the village and has a mainline railway station and intercity bus routes.

Inverness is less than one hour's drive to the north and provides all the services of a major city including its airport with regular links to the south and Europe.











## 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](mailto:properties@churchofscotland.org.uk)**

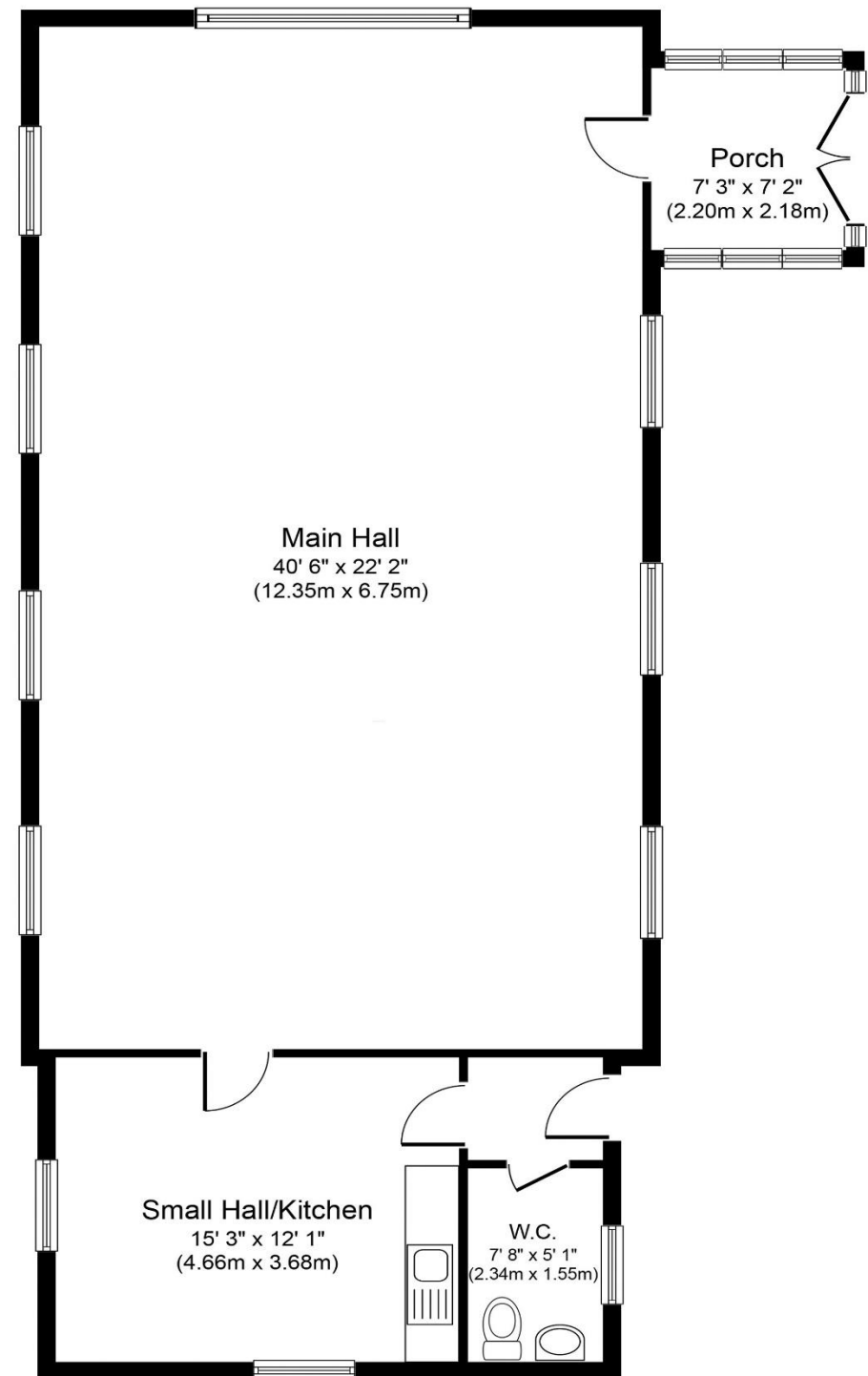
It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

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



**Approximate Floor Area**  
**1,208 sq. ft.**  
**(112.2 sq. m.)**