



CHURCH / COMMUNITY FACILITY / DEVELOPMENT OPPORTUNITY



FOR SALE  
**Ruthrieston West Church**

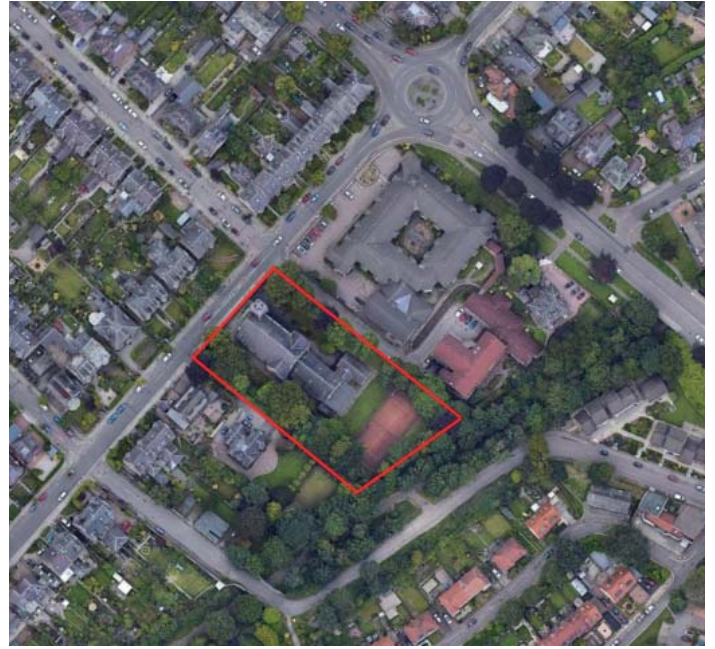
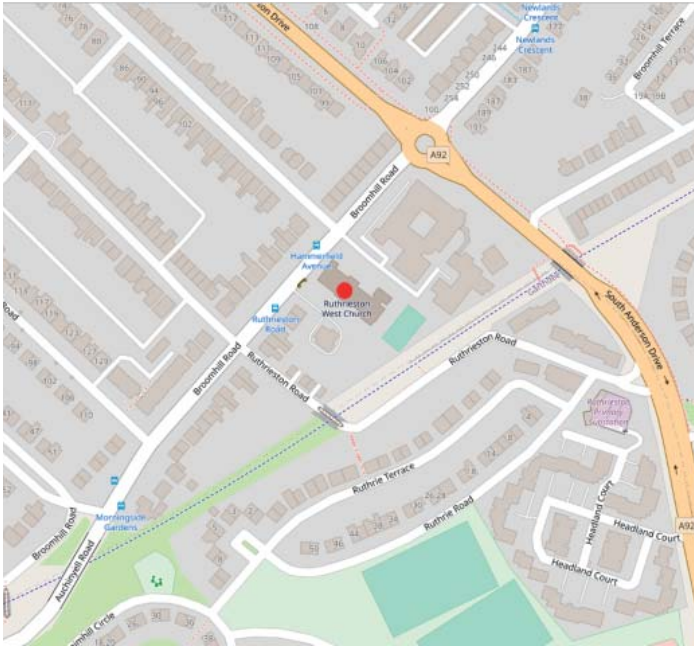
Broomhill Road, Aberdeen, AB10 7LN | 854.5 sq.m (9,197 sq.ft) Site Area 0.50 ha (1.11 acres)

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To request a viewing call us on 01224 572661

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## CHURCH / COMMUNITY FACILITY / DEVELOPMENT OPPORTUNITY

### LOCATION

The Church is situated on the south side of Broomhill Road at the corner and parallel to an un-adopted road which runs towards the south of the site. The site lies within a predominantly residential area and is approximately two miles south-west of the city centre.

The A90 inner ring road is positioned approximately 100m to the east which serves traffic to the north and south of the city.

### DESCRIPTION

The property comprises a church contained within a regularly shaped site which was constructed/developed over three periods. The original Church (now known as the large and the small hall) was constructed in 1873 and comprises a single-storey building constructed of granite walls with a pitched and slated roof. The Church/Sanctuary was constructed in 1900 and is constructed of granite walls and has a pitched and slated roof together with a bell tower. In 1967, a part single-storey, part two-storey rear addition to the Church/Sanctuary was erected, constructed with a combination of granite and concrete block walls and having a pitched roof clad in slate with a flat roof section lined in mineral felt.

The ground floor accommodation offers two halls along with kitchen facilities, male, female and disabled access toilets. The first floor comprises a balcony area which offers a storage room off with access to the bell tower.

There is a gas-fired radiator central heating system throughout.

To the rear of the site (south) of the buildings there is a full-size tennis court.

### FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate gross internal areas calculated:-

Ground Floor	780.5 sq.m	8,401 sq.ft
First Floor	74.0 sq.m	796 sq.ft
<b>Total</b>	<b>854.5 sq.m</b>	<b>9,197 sq.ft</b>

### SITE

The site is rectangular in nature and features mature garden grounds. The southern boundary leads down towards the former Deeside Railway line which is a popular walking/cycling route. The site extends to 0.50 ha. (1.11 acres).

### USE

The subjects are currently used as a church and for community use. As such, it benefits from Use Class 10 in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

### LOCAL DEVELOPMENT PLAN/PLANNING

The property is situated within residential (H1) in terms of the Local Development Plan and therefore residential use may be suitable including redevelopment. Interested parties should make their own enquiries with the Planning Department at Aberdeen City Council.

Sections of the property are Category B listed and the subjects also lie within a Conservation Area.



## PRICE

£495,000.

## RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £29,500.

## EPC

E67. A copy of the Energy Performance Certificate will be available from the marketing agent.

## VAT

Any figures quoted are exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs incurred in documenting any transaction. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.

## ENTRY

Available now.

## AML

As part of our statutory obligations relative to Anti-Money Laundering, FG Burnett will require to undertake due diligence on an incoming occupier and will seek identification information at the appropriate time.



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## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.



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