



St James Church & Hall, 5 Fort Street, Broughty Ferry, Dundee, DD5 2AD

Property

A Category C listed detached church and hall complex occupying a prominent corner position on Fort Street within the popular coastal town of Broughty Ferry, Dundee. The historic building dates from the late 19th century and was originally developed as a Beach Mission Church.

Internally the property comprises a traditional worship space with nave and aisle, together with vestry accommodation and ancillary rooms. Adjoining the church is a substantial church hall offering a large open space with kitchen facilities and WC.

Services

The property is connected to mains supplies of water, gas and electricity.

Area

Church and Hall –
SQM 537.36/SQFT 5,784

Please note that the room-coloured blue on the floor plan is currently occupied by the RNLI charity, which purchasers may wish to continue.

Planning

The church is C listed and within Use Class 10 and in addition to use as a place of worship, could be used for other Class 10 uses without the necessity of obtaining change of use consent, e.g. as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library. Conversion to residential accommodation may be possible, subject to the purchaser obtaining all necessary consents.



EPC

Rating D

Local Area

Located within the sought-after coastal town of Broughty Ferry, the property enjoys a convenient position within a well-established residential and community area to the east of Dundee.

A range of local amenities including shops, cafés and everyday services are available within Broughty Ferry town centre and benefits from good transport connections, with easy access to the A92 providing links to Dundee, Arbroath and the wider Angus region along with excellent public transport links available locally, including rail services from Broughty Ferry railway station.



Offers

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



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

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 SC014574





0.5m/1.6ft

Approx. Gross Internal Floor Area 5815 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and figures, including doors and windows are approximate and should be independently verified
Produced by Elements Property