



Carnbee Church, Carnbee, Anstruther, KY10 2RU

Property

Traditional B-Listed church dating from the late 1700s, which has been well maintained throughout its lifetime.

The property comprises: worship area, vestry, gallery seating and a single WC

The sale is the footprint of the building only. The graveyard is assumed to be owned and maintained by the Local Authority.

Services

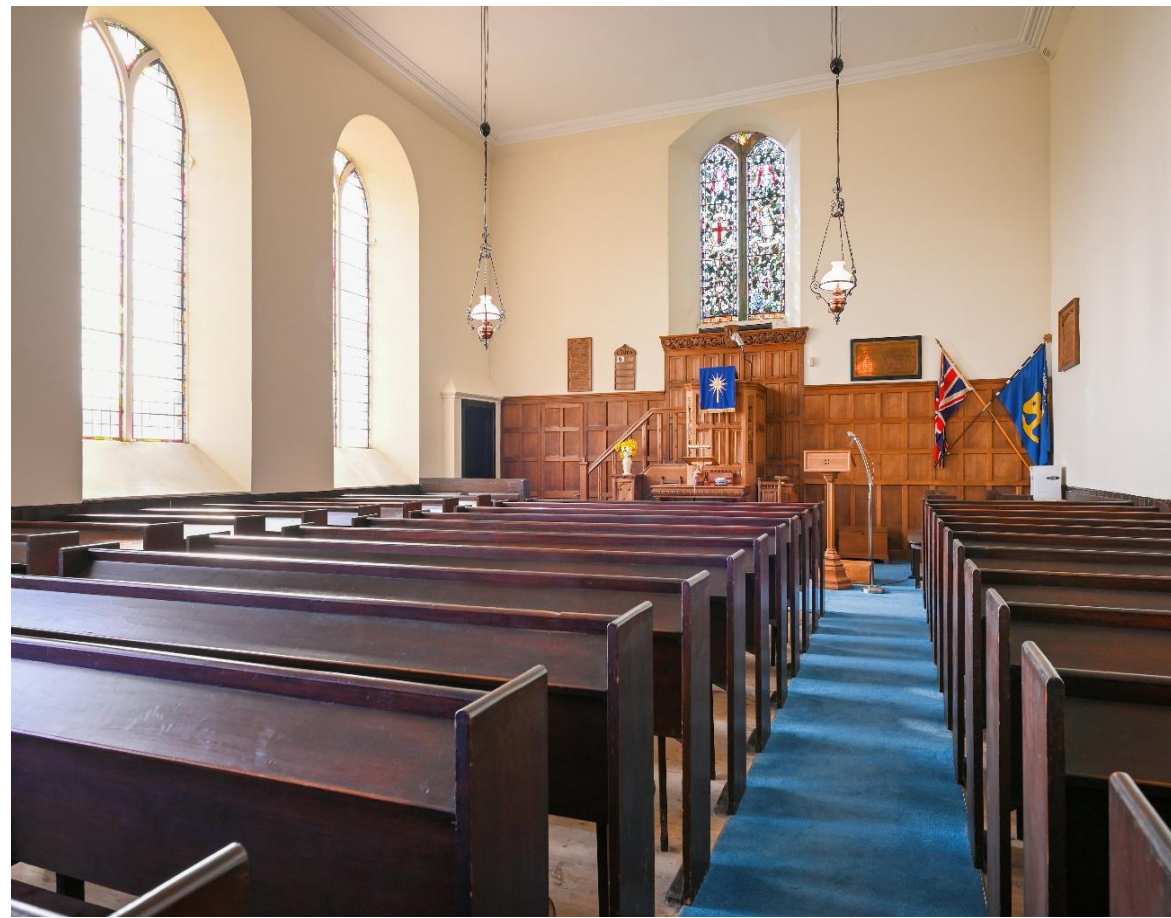
TOTAL 227.45 sq m 2,449 sq ft

Area

The property is connected to mains supplies of water and electricity. Drainage goes into the main public sewer.

Planning

The property is B-listed. It 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: F

Local Area

Carnbee is a small rural village in the East Neuk of Fife, offering a tranquil setting with easy access to nearby towns. Anstruther provides a range of amenities including shops, cafés, restaurants, medical services and schooling.

The area benefits from regular local bus services, with road access via the A915 connecting to the wider Fife road network, making the property accessible for commuters.



Ground Floor

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

