

Lot
5

Grade B Listed Former Church Building - 174.8 sq.m (1,883 sq.ft) on half acre Site.

THE MARY KIRK, ALVES, NR ELGIN, MORAY, IV30 8UY



LOCATION: Alves is a small village situated in the Morayshire area on the A96 trunk road approx. 6 miles west of Elgin and 7 miles east of Forres. The area is renowned for its many whisky distilleries, beautiful beaches and golf courses. The property is located a short distance to the north of the village centre in a rural location.

DIRECTIONS: In Alves, on the A96, take the road heading north passed a café trading as Calum's Kitchen. Follow this road for approx. 800m and the property is on your left as the road bends to the right.

DESCRIPTION: The property is a Grade B Listed former church dated 1769 and believed to be built on the site of an earlier church, possibly from the 12th Century. The church was finally deconsecrated in 1932, and was, till recently, in the ownership of the adjacent house, "The Anchorage" which was formerly the Manse. There is a burial ground to the south side of the former church which is not included. Only the shell of the building remains with the interior stripped out down to a bare earth floor in the centre. It is stone built with a harled finish under a pitched slate covered roof. The church has an internal width of 7.7m and is 22.7m long providing a gross internal area of 174.8 sq.m. (1,883 sq.ft.) approx. Planning permission for conversion to a stunning 4 bedroom house was originally granted in 2011 (ref 11/00070/APP) and then renewed in 2014 (ref 14/00510/LBC). The ceiling height of the building provides ample room for an elegant two storey dwelling and the planning permission was granted on the basis of a new shared access road being formed to the north-east of the property. There is an area of ground included in the sale on the north side of the church which provides ample garden ground and space for the construction of a garage.

SITE AREA: 0.24 Ha (0.61 Acre), including the footprint of the building, approx. A site plan will be available from the Auctioneers.

PLANNING: The 2014 consent has expired, but a precedent for change of use and style of development has been established.

Interested parties should make their enquiries with Moray Councils Department of Development Management and Environmental Services, Tel 0300 1234561 email development.control@moray.gov.uk

RATEABLE VALUE/COUNCIL TAX: The property is not currently listed in the Valuation Roll and will require re-assessment following any redevelopment. EPC: N/a

TENURE: Owner Vacant Possession.

VIEWING: Internal viewings will not be possible. Please contact the Auctioneers, SVA Property Auctions Ltd Tel 0131 624 6640 for more information.

