

FOR SALE

UNIQUE DEVELOPMENT
OPPORTUNITY

Galbraith

A Former Church in Attractive Perthshire Location

- Located in the popular market town of Crieff
- Traditional "A" listed church
- Excellent development opportunity
- Previously granted planning consent for 13 bedroom hotel/self-catering/holiday accommodation, spa and restaurant

OLD SOUTH CHURCH

COLDWELLS ROAD

CRIEFF. PH7 4BG





LOCATION

The subject is located on the corner of Coldswells Road and Comrie Street in Crieff town centre. Crieff is located on the A85, approximately 18.5 miles from Perth and approximately 35 miles to Criannlarich. Crieff is located approximately 14 miles from the A9 motorway and approximately 21 miles to Stirling.

The popular market town of Crieff is well known for its central location and spectacular surrounding countryside. Crieff offers a wide range of local amenities including restaurants, delicatessens, cafes, boutiques and supermarkets. The surrounding countryside with its picturesque views also offers a wide range of outdoors activities like fishing, shooting, lots of popular walks and several golf courses.

DESCRIPTION

Old South Church is a substantial stone built former church, a category "A" listed building, a prominent feature within Crieff. The external of the property retains the original façade and stain glass windows. Internally, the building requires complete renovation but maintains the original property characteristics.

The subject presents a unique development opportunity combined with a business opportunity. Additional internal and CGI photos available upon request from selling agent.

PLANNING

The subjects previously benefitted from detailed planning consent and listed building consent for the change of use of the former church into a 13 bedroom hotel/self-catering/holiday accommodation, spa and restaurant granted by Perth and Kinross Council on the 18th February 2015. Details of the planning permission are available on the Perth and Kinross Council planning portal website under the reference 14/02033/LBC.

A copy of the decision notice is available on request from the selling agents.

SERVICES

Mains services are located nearby.

PRICE

Our clients seek offers in the region of £150,000 for their freehold interest in the property. A closing date may be set for this property and our clients are not bound to accept the highest offer or indeed any offer.

VAT

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

VIEWING AND FURTHER INFORMATION

Viewing of the property is by appointment only.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

Lucy Yates
lucy.yates@galbraithgroup.com
 01786 435046

Emma MacFadyen
emma.macfadyen@galbraithgroup.com
 01786 434623

First Edition: April 2018



Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;

iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate