

THE CHURCH OF SCOTLAND

EA GLAIS NA h-ALBA



**Knox's Church and Hall,  
Howard Street, Arbroath  
DD11 4DH**

## Property

Grand Category B Listed church and hall with ancillary office, occupying a corner plot in the seaside town of Arbroath, Angus.

Originally built in 1866, the church is constructed of traditional stone walls, under a pitched and slated roof with typical ornate roof timbers internally. The adjacent church hall comprises a single storey detached building and has been extended to provide an additional office space.

### The accommodation comprises:

Church: Main church area, rear offices, kitchen, toilet, external stores and first floor gallery.

**Gross Internal Floor Area:** 3929 sq.ft

**Church Hall:** Hall, office, kitchen and toilets.

**Gross Internal Floor Area:** 1715 sq.ft

## Local Area

The property is located on the corner of Howard Street and Cairnie Street close to Arbroath town centre. Schools, shopping facilities and public transport services are all available within Arbroath. The A92 offers a good commuter link to the cities of Dundee and Aberdeen.

The town provides ideal access for country walks, outdoor pursuits such as fishing and water sports and also a range of leisure activities.

## Grounds

The property is situated in small garden grounds bounded by low walls and the consisting of stone chips, paved areas, grass and shrubbery.

## Planning

The subjects are B-Listed and 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, hospitality and restaurant, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation might also be possible, again subject to the usual consents.

## Services

The properties are connected to mains gas, electricity and water. Drainage is to the main sewer. There is a full gas fired central heating which heats radiators throughout the church and hall.

## EPC Rating

**Church-** G

**Church Hall-** E

## Please Note

The church and hall are separate buildings and are for sale as one lot.

The seller reserves the right to remove the ecclesiastical fixtures and fittings including the organ, pulpit, pews and war memorial, prior to the date of entry. The seller will take reasonable care in the removal of the said items but will not be responsible for reinstating any damage caused



## Viewing Arrangements

By appointment with The Church of Scotland Law Department on 0131 240 2263.

## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

**Church of Scotland Law Department**  
121 George Street  
Edinburgh EH2 4YN  
Telephone 0131 240 2263 Fax 0131 240 2246  
Email: [properties@churchofscotland.org.uk](mailto: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.

Arbroath West Kirk-Scottish Charity No SC006482.

