



Lickley Proctor

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS

FOR SALE

**DEVELOPMENT POTENTIAL
MAISON DIEU FORMER CHURCH
(CHURCH HALL & ANNEX) PREMISES
WITCHDEN ROAD
BRECHIN
ANGUS
DD9 7DB**



FRONT ELEVATION



FRONT/SIDE ELEVATION

- **Imposing Category 'B' Listed Building**
- **Site Extends to 0.26 Hectares (0.64 Acres)**
- **Occupying an elevated site**
- **Nearby site re-developed in recent years**

Offers Over £100,000 are being invited for the subjects as a whole

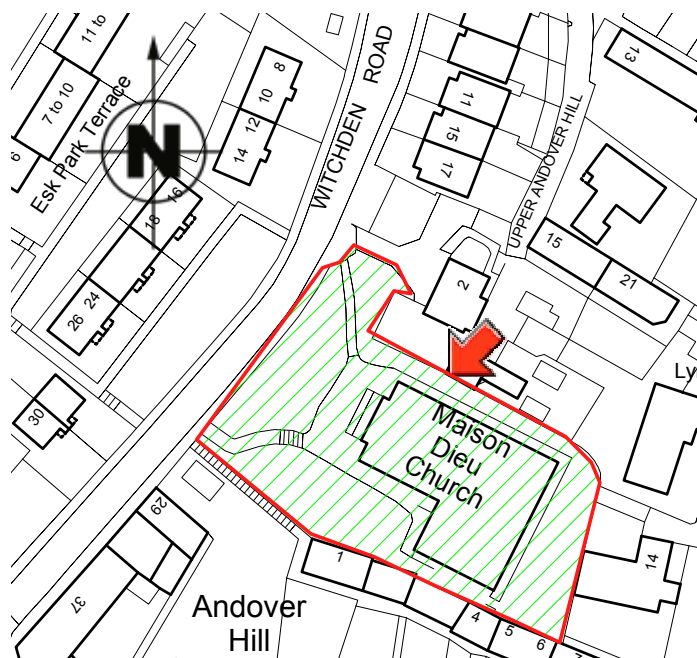
Location

Maison Dieu Church, Church Hall and Annex Building are situated in a mixed Residential / Industrial / Commercial area of Brechin, towards the South Eastern side. The surrounding area has been the subject of re-development of sites and buildings in the vicinity for Residential Purposes over the last few years. Further re-development of sites and buildings are proposed in the area also for Residential at a future date.

Brechin has a population of approximately 6,000 and is situated approximately 40 miles South West of the City of Aberdeen and 30 miles North East of the City of Dundee.

Aberdeen and Dundee are reached by the (A90) dual carriageway which by-passes Brechin to the West of the settlement.

Brechin is a commuter Town and has a selection of Retail Outlets and two Supermarkets. A Business Park is also in the process of being developed on the Western side of Brechin, in the vicinity of the by-pass to attract employment and investment to the area. The extent of the site to be included in the sale is outlined in red in the O.S. Extract Map below.



Description

The premises comprise a substantial Church Building with Church Tower. There is also a Church Hall and Annex to the rear of the main building. The buildings are of solid stone, principally with pitched slated roofs and partly flat roofs. The building is believed to date from 1892. We understand that the premises have been closed for approximately 13 years and will require to undergo a complete refurbishment/renovation programme.

Accommodation

The Accommodation comprises:

Ground Floor: Main Entrance Foyer, Vestibule, Church Knave, Sanctuary, Altar, Side Entrance, Vestry, Kitchen, Two Toilets, Main Hall and Annex.

IMPORTANT NOTICE

Lickley Proctor for themselves and for the vendors or lessors of the property whose Agents they are, hereby give notice that: (i) the particulars and any plans thereto are provided as a guide only and are not intended to nor shall they form any part of any legal contract. Any contract shall only be entered into by way of an exchange of correspondence with our client's Solicitors; (ii) the description of the subjects and other details are given in good faith and are believed to be correct. However, interested parties should not rely on them and must satisfy themselves by inspection or otherwise as to the correctness of each and every statement therein; (iii) neither Lickley Proctor nor any person in their employment has the authority to make, give or imply any representation or warranty whatsoever relating to this property; (iv) unless stated otherwise, all prices and rents are quoted exclusive of Value Added Tax (VAT) and any interested parties must satisfy themselves as to the incidence of VAT in respect of any transaction.

Upper Floor: Two main staircases leading to Upper Gallery seating areas and Church Tower.

Basement: Central Heating Boiler House/Store (accessed from the outside).

N.B. The Gross Internal Area has been calculated in accordance with the Code of Practice (Sixth Edition) as jointly prepared by the RICS & ISVA.

Architects Drawings attached to details

The site which is elevated extends to 0.26 Hectares (0.64 Acres) or thereby.

Services (NOT TESTED)

Mains electricity, gas and water are installed and drainage is to the public sewer. An oil fired central heating system is installed.

Assessment

According to the Scottish Assessors Website, the subjects have a Net Annual Value and Rateable Value of the different parts of the property as follows:

Church: NAV/RV £5,100
Church Hall: NAV/RV £6,300

The Unified Business Rate for 2008/2009 is 0.45.8p to exclude water and sewerage payments.

Planning

The buildings provide an opportunity for conversion or re-development for Residential Purposes subject to the relevant Planning Permission being obtained.

All prospective purchasers should make their own enquiries with regard to the Planning Permission which could be granted by the Local Authority prior to submitting an offer to satisfy themselves.

Asking Price

An Asking Price of offers over £100,000 are being sought by our Clients. All offers should be submitted in Scottish Formal Legal Terms to ourselves as Sole Selling Agents. A Closing Date may be set for offers to be submitted. Interested parties should therefore "Note their Interest" through their Solicitors to be notified of the "Closing Date"

Viewing

Due to the condition of the premises and the fact the buildings are overrun with pigeons roosting care should be exercised by parties viewing the premises. Accompanied viewing can be arranged by contacting William J. Neish, MRICS in the Montrose Office.

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