



FOR SALE



**An Historic Place Of Worship With Planning & Listed Building Consent
For Conversion To A Residential Dwelling**

Leslie Parish Church, Leslie, Inch, Aberdeenshire, AB52 6NT

GUIDE PRICE:

£95,000

KEY FEATURES

A former historic place of worship

Planning & listed building consent for conversion to a residential dwelling

Idyllic location at the southern edge of the rural Aberdeenshire village of Leslie

The existing footprint extends to 1,122 sq ft or thereabouts

Site extends to approximately 0.26 acres or thereabouts

Full legal pack available

Guide Price: Offers based on £95,000



LOCATION

Leslie Parish Church, near Insch, occupies an idyllic location at the southern edge of the rural Aberdeenshire village of Leslie, which is situated on the banks of the River Gady. There is salmon fishing on Deveron, Don and Spey, together with golf courses at Insch, Alford, Huntly, Inverurie, Royal Aberdeen, Cruden Bay and the Trump International Golf Links.

There is a primary school and local shopping in the nearby village of Insch (2 miles) with secondary schooling in Huntly and Inverurie. There is private schooling in Aberdeen including Robert Gordon's College, St Margaret's, and Albyn as well as the International School of Aberdeen. There are two universities and several colleges of further education, whilst extensive amenities can be found in Inverurie which lies 13 miles away. Aberdeen airport is some twenty four miles distant.

DESCRIPTION

This unique opportunity comprises a former parish church constructed in 1815, yet having a belfry dating back to 1635. The existing footprint extends to 1,122 sq ft or thereabouts and benefits from an approved planning consent for conversion and alteration to a residential dwelling.

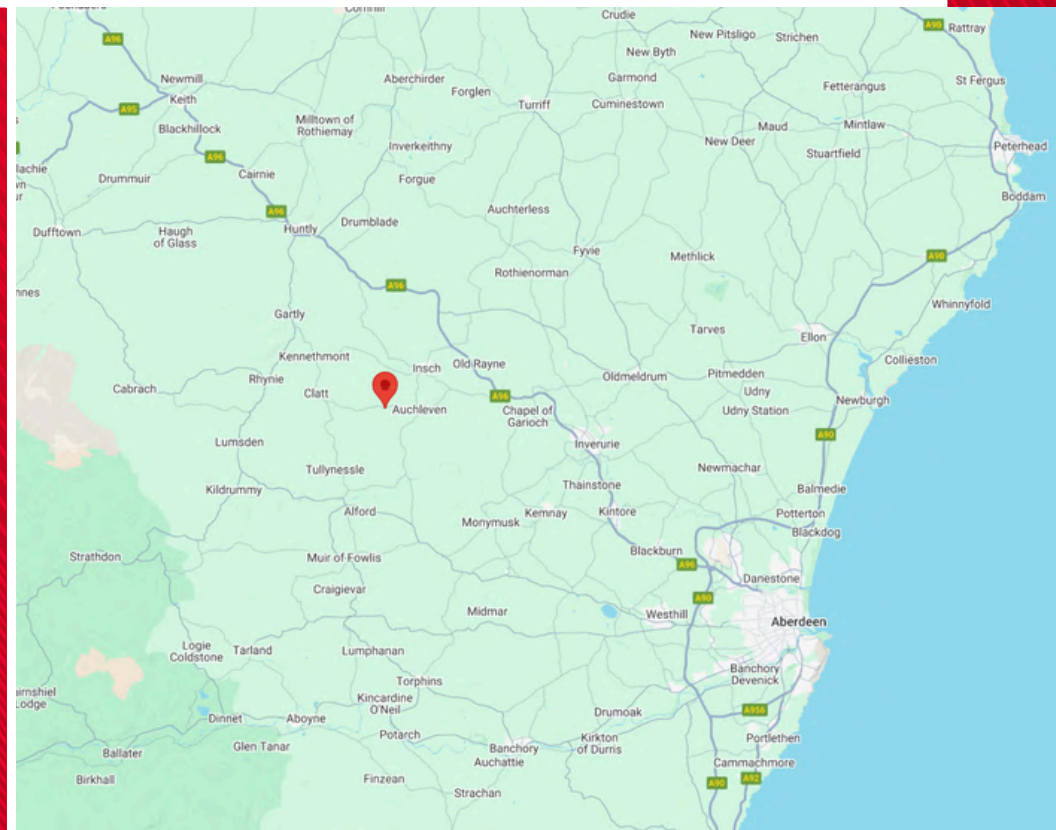
The property is now considered a perfect opportunity for conversion to a second home, holiday let or similar and includes the adjacent grounds.

TENURE

Feu Disposition – Vacant possession upon completion.

SITE AREA

The site extends to approximately 0.26 acres or thereabouts.



PLANNING

On 8th December 2023, under planning application number APP/2022/1619 and Listed Buildings Consent Application APP/2022/1618, the property was granted full planning permission for change of use and alterations to Church to form a dwellinghouse. Full supporting planning documentation is available within the legal pack or by visiting Aberdeenshire council's website at www.aberdeenshire.gov.uk/online-applications

SERVICES

Certain mains services are understood to be available in the vicinity of the site, but prospective buyers should make their own independent enquiries as to the suitability of services for their particular requirements.

GROUND CONDITIONS & CONTAMINATION

Prospective buyers must undertake their own investigations with regard to ground conditions and contamination and fully satisfy themselves as to the suitability of the site for any use they may propose.

PLANS/AERIAL PHOTOGRAPHS

Any plans provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS, RESTRICTIVE COVENANTS ETC

Offers based on £135,000, equating to a net initial yield of 8.47% , after usual purchaser's costs.



PRICE

Offers based on £95,000.

VAT

We are advised that VAT is not applicable, although purchasers should satisfy themselves in this regard.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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