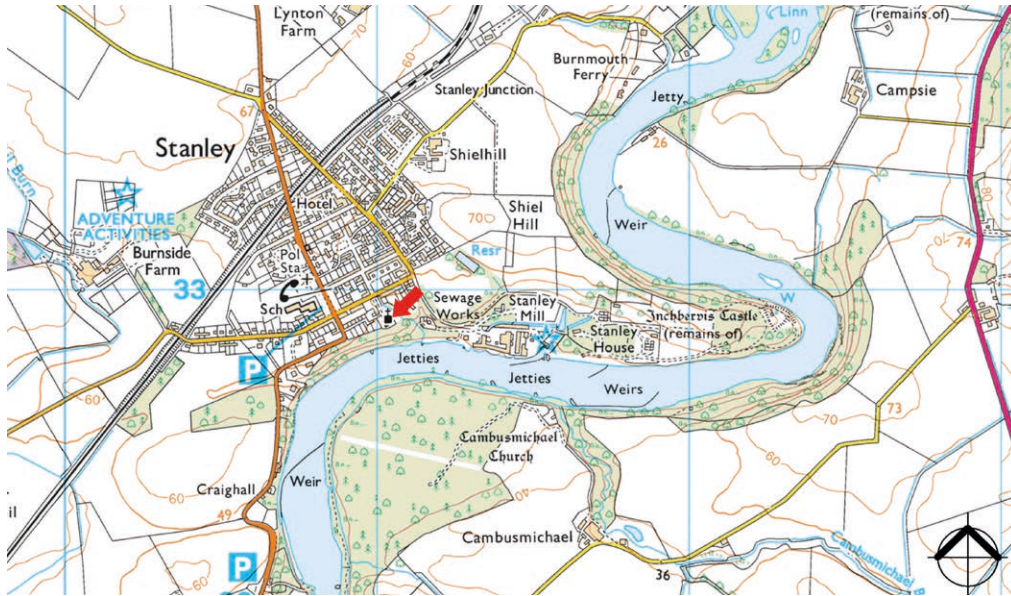




Stanley Parish Church,
24 King Street,
Stanley
PH1 4NA

- Grade B Listed Church
- Unique Development Opportunity
- Attractive Perthshire Village
- Suitable for Residential Development — STP
- Offers in the region of £75,000



To arrange a viewing please contact:



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Surveyor
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Garth Davison
Director
01738 445 733
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LOCATION

The village of Stanley is located approximately 6 miles north of the city of Perth. From Perth, Edinburgh and the South is accessed via the M90. The A9 provides accessibility to Stirling, Glasgow and the North.

Stanley itself is an attractive village providing a primary school, hotel, restaurant as well as essential retail operators.

DESCRIPTION

The subjects comprise of a category B-listed church of traditional stone and slate construction over ground and lower floors, with a double height central bell tower.

Occupying a site of 0.21 ha (0.52 acres), the subjects would suit residential development subject to the necessary consents.

ACCOMMODATION

Floor	SQ.M	SQ.FT
Lower Ground	221	2,353
Ground	500	5,383
Site	0.21 hectares	0.52 acres

RATEABLE VALUE

The subjects are entered in the valuation roll with a net and rateable value of £13,800.

The unified business rate for the year 2022/2023 is 49p exclusive of water and sewerage rates

LEGAL COSTS + VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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6. Date of Publication: October 2022