



KEITHHALL CHURCH
KEITH HALL, INVERURIE, ABERDEENSHIRE



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Unique development opportunity of a traditional B-listed church building in a popular area of Aberdeenshire.

Inverurie 2.5 miles ■ Aberdeen International Airport 12 miles ■ Aberdeen City 17 miles

- Potential development opportunity
- Planning for conversion to a 3 bed residential home
- Mains water, electricity & private drainage
- Popular Aberdeenshire location
- Many original features remain



Galbraith

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 OnTheMarket



SITUATION

Keithhall Church is located in the heart of the charming small hamlet of Keithhall. Situated only a 10-minute drive from the thriving town of Inverurie. Keithhall Primary School is situated just a short distance from the property and secondary education is catered for by Inverurie Academy with the bus pick up point at the end of the road. The ever expanding town of Inverurie has superb road and rail links to Aberdeen, Dyce and Aberdeen airport. There is an excellent health centre, cottage hospital, a variety of shops and community centre nearby as well as golf, tennis, swimming and hill walking. Aberdeen is some 14 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

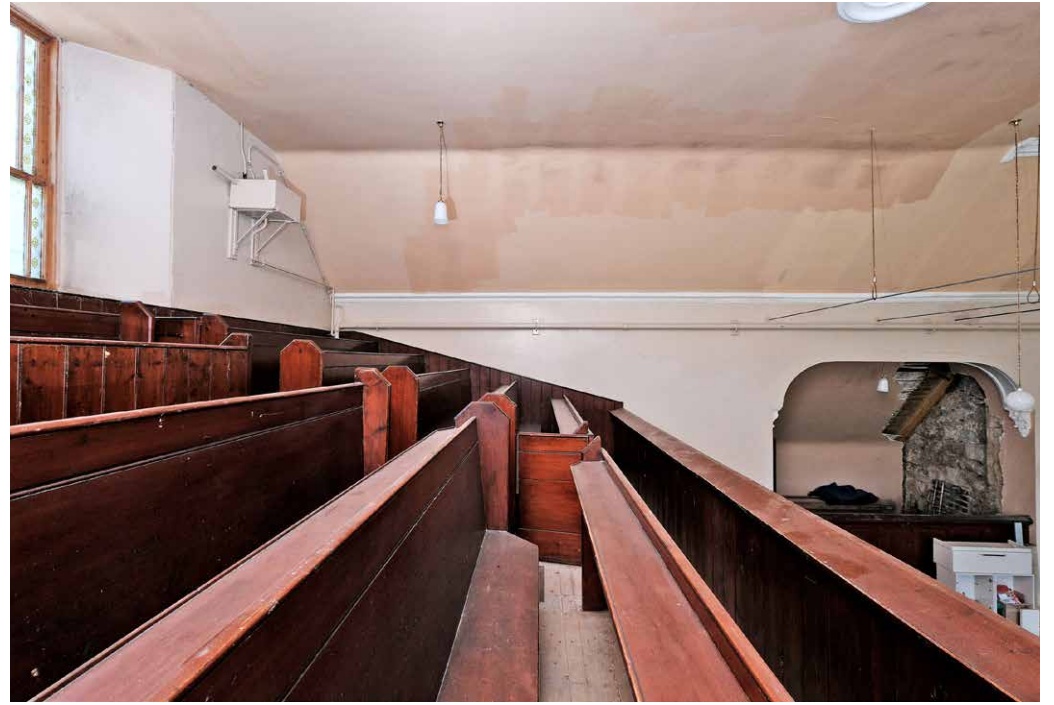
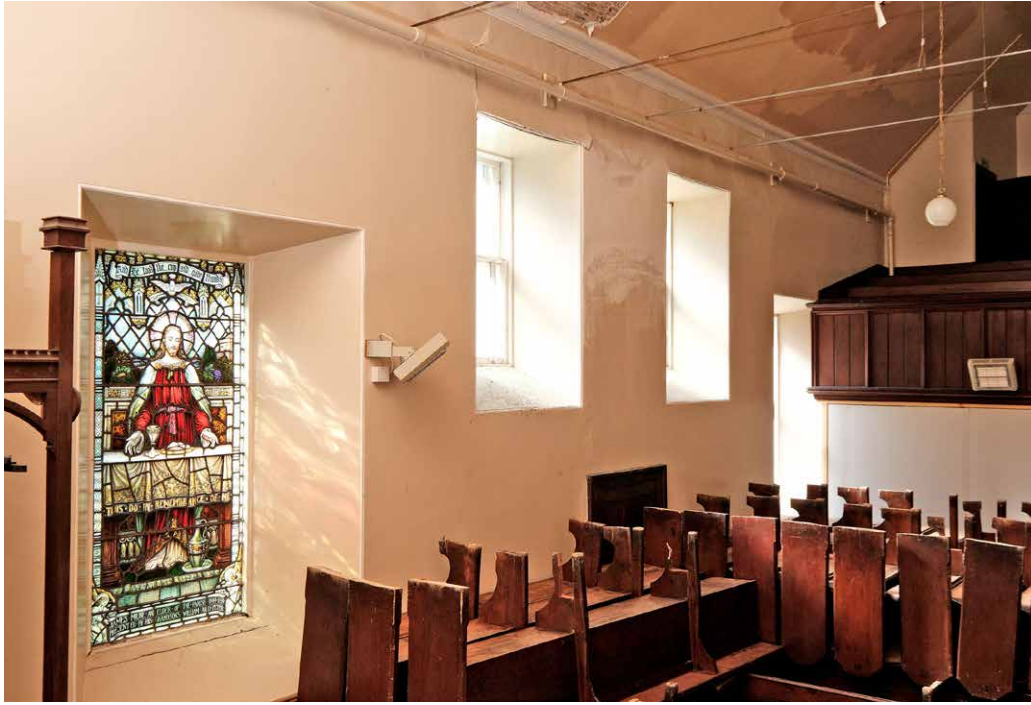
DESCRIPTION

On the outskirts of the popular town of Inverurie, we offer for sale a most unique development opportunity. The property, Keithhall Church, is a Category B-listed building. The Church, built in 1722, forms part of a small cluster of buildings, together with Keithhall School, the Old Schoolhouse and the Schoolhouse. The church is a rectangular shaped granite build with a pitched slate roof. The main entrance to the church is on the west gable end facing onto the roadway. There is a granite bellcote at the head of the gable on this west elevation. There is a small single storey



pitched roof extension on the east gable elevation finished with a part brick facework and part roughcast finish and with slate tiling. There are two small lean-to structures on the north elevation. The church building has not been in ecclesiastical use since 2017, and proposal to change the church to a dwelling house was granted in February 2024. The B-listed building could be used for a variety of purposes. Whilst change of use has been sought for residential purposes, it is also thought possible by obtaining further change of use consent the building could be used for commercial, retail or recreational space also. The property comprises of entrance vestibule with stairs to a mezzanine floor. Two rooms have been created to either side of the main corridor. The church hall opens with full floor to ceiling height and there is a wealth of natural light flooding in. Original features such as pews, beautiful stained-glass windows, pulpit and organ remain. There is a study to the side of the main hall. To the rear of the church hall there is a recently fitted shower room, WC and porch gives exterior door access.

The sale is footprint of the building only. The church building immediately borders amenity land with mature woodland and paths which offer local walks leading to Inverurie town. The graveyard is owned and maintained by the Local Authority. Two parking spaces for visitors to the building and graveyard are to the front of the building.



PLANNING PERMISSION

Relevant Planning History APP/2023/2167 Full Planning Permission for Change of Use and Alterations of Church (Class 10) to Dwellinghouse (Class 9)

ENQ/2023/0250 Conversion of Building from Class 10 (Church) to Private Dwellinghouse., 29 March 2023

APP/2019/0292 Listed Building Consent Removal of Stained Glass Window, Metal Mesh Screen and Brass Plaque and Installation of Replacement Window, approved 25 June 2019

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating
Mains	Mains	Septic Tank	Freehold	Halogen lamps

DIRECTIONS

Leave Inverurie town centre to the south on the Keithhall road (B933) and continue for around 2 miles. As you pass through Keithhall itself turn left at the sign post for Keithhall School and Church. The property is facing you as you drive in past the school.

POST CODE

AB51 0LX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: /consults.raking.exactly

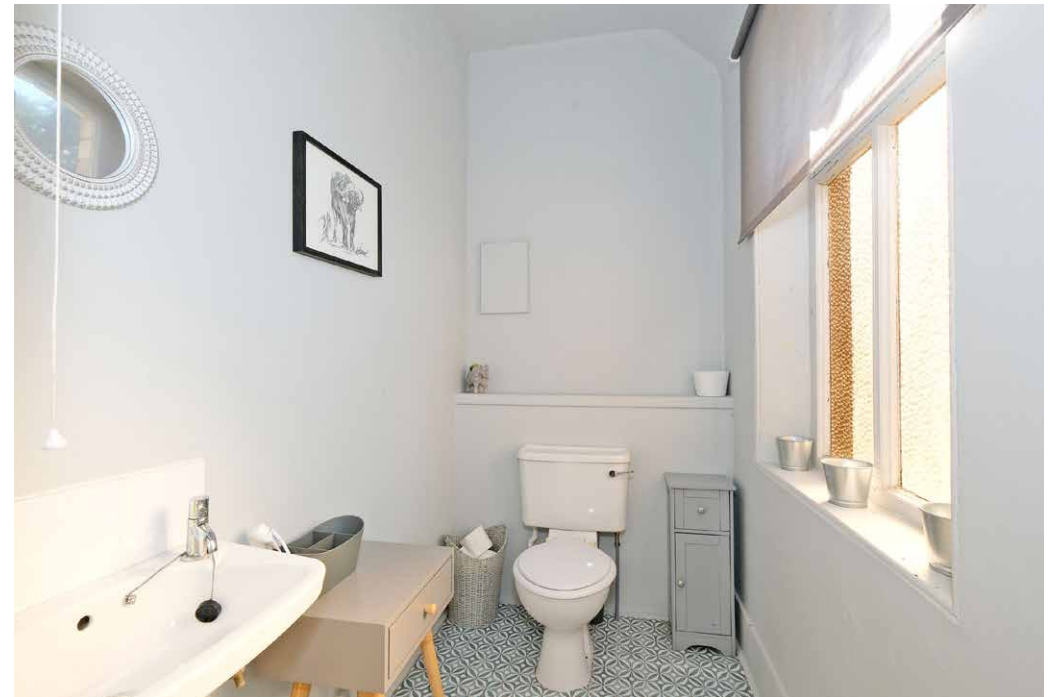
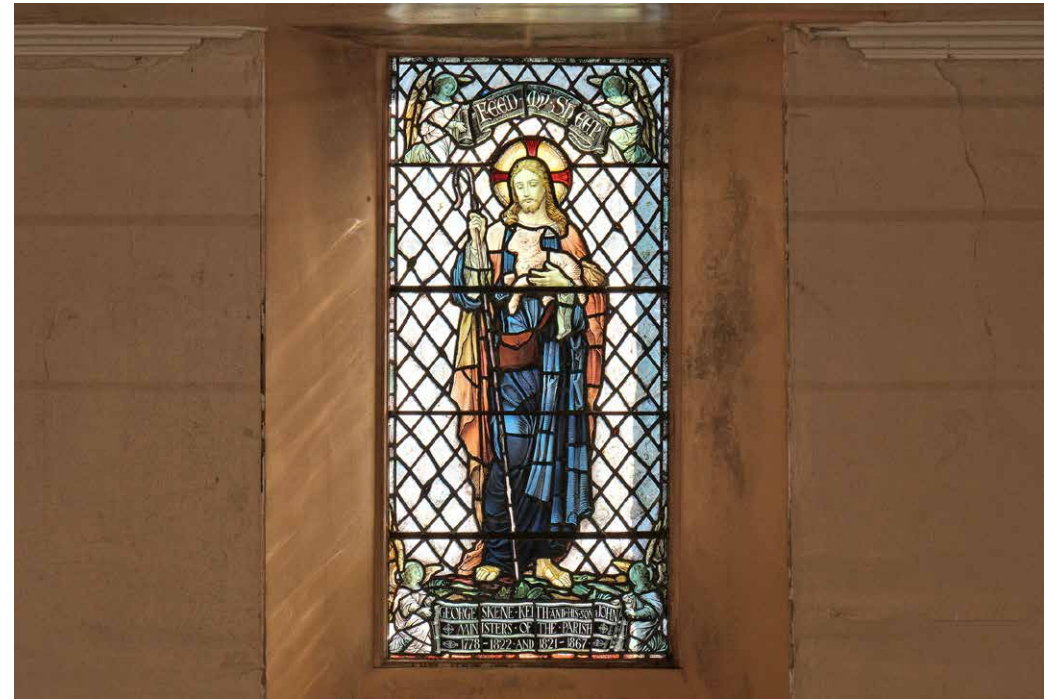
VIEWINGS

Strictly by appointment with the Selling Agents.

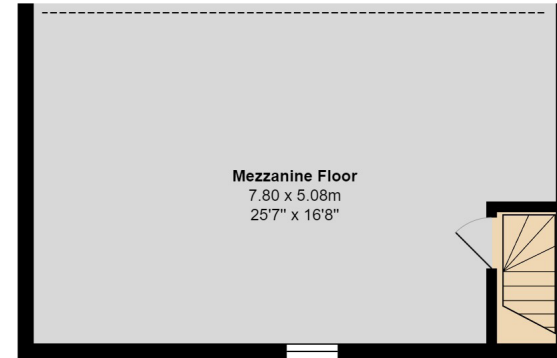
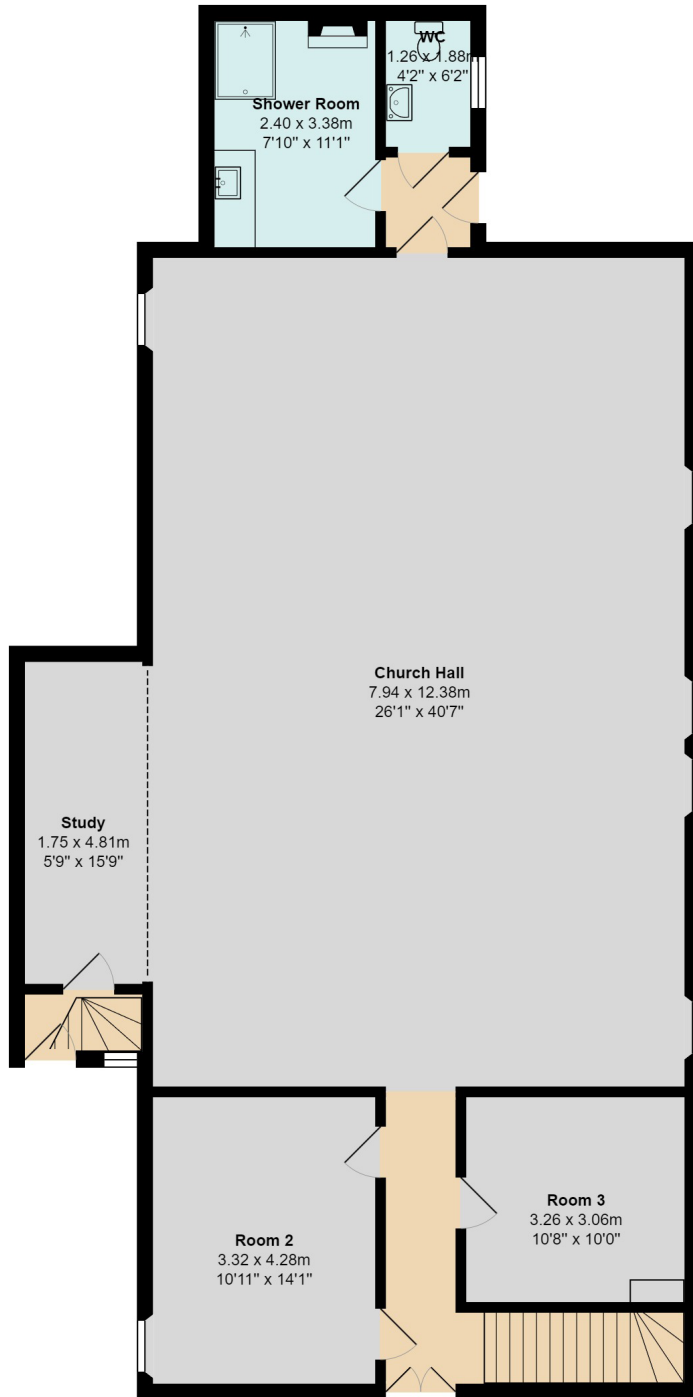
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



Keithhall Church



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024





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