

Former Leslie Church, Leslie, Inch, AB52 6NT

Price Over
£35,000

Under offer



Contact Solicitor

Grant Smith Law Practice
252 Union Street
Aberdeen
AB10 1TN

01224 621620

julie.mcconnachie@grantsmithlaw.co.uk

<http://www.grantsmithlaw.co.uk>



Features

Description

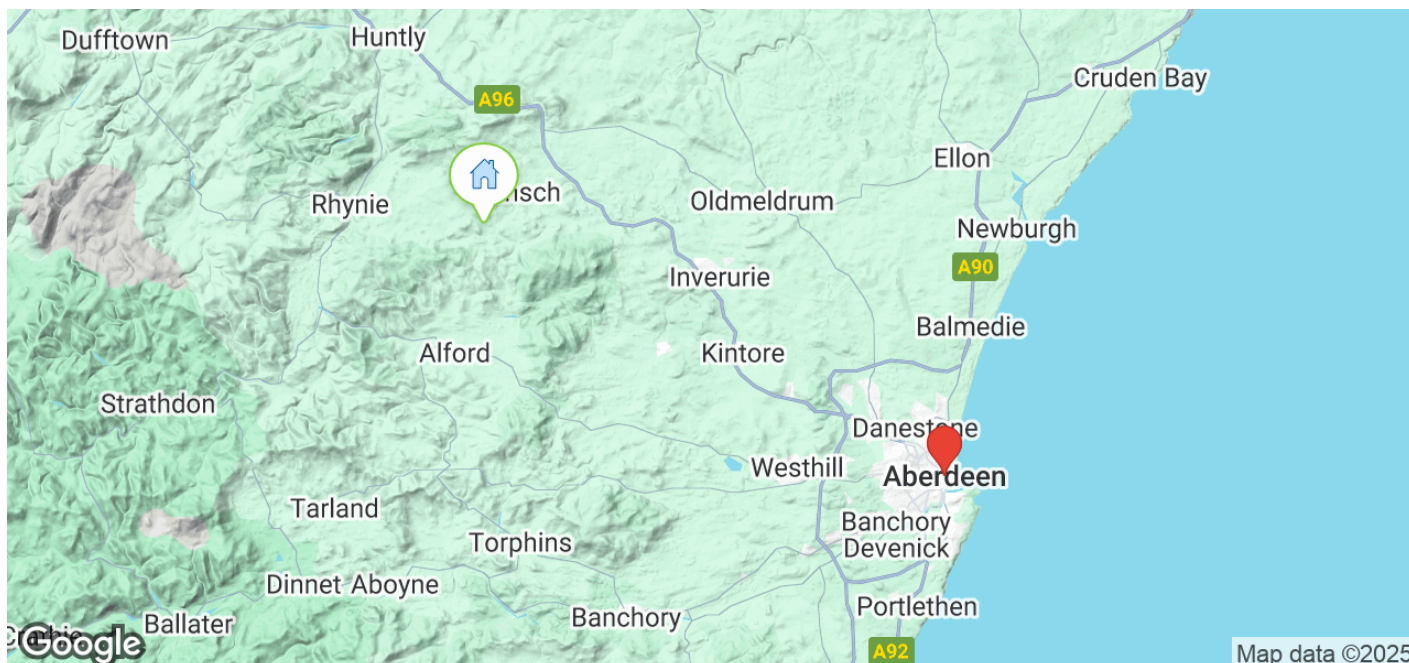
We are delighted to offer for sale this **former church building** and area of ground situated with the beautiful countryside of Aberdeenshire.

Offering an elevated and peaceful location in the heart of Leslie, near to Inch, dating from circa 1815 and steeped with local history, the building is believed to offer a potential unique development opportunity. The building is Category B listed with stained glass windows and original church bell being among some of the notable discerning features. The area of ground which is to be sold with the building is laid to lawn with mature trees and may have the potential to be formed into ideal parking, garden and seating areas.

The building is believed to be suitable for conversion to a two bedroom home, subject of course to the purchaser obtaining the necessary consents and approvals from Aberdeenshire Council and Historic Scotland. The current proprietors of the building have had plans prepared in relation to the possibility of converting the building into a two bedroom home in such a manner that is sympathetic to the

origins of the building and its surrounding area. Copies of said plans are available upon request. Upon conversion, the building would make an ideal home or holiday let. A variety of other uses for the building may of course also be possible subject to all necessary approvals being obtained.

We would highly recommend viewing of this building in order to fully appreciate the rare opportunity on offer.



Accommodation comprises

Former Church building believed suitable for conversion to a 2 bedroom house.

The building itself is entered via a hardwood door and comprises a vestibule, vestry, former sanctuary and staircase leading to an upper level gallery area. The former sanctuary provides a rather imposing space and is deceptively well proportioned. The pulpit and pews together with all other fixtures and fittings within the former sanctuary are to be included in the sale. The vestry with its high ceiling is believed to be suitable for conversion to a cloakroom. Stairs from the vestibule lead to the upper level gallery. The upper level gallery area again offers a deceptive amount of space. Access can be gained to the roof space from a hatch within the gallery area.

View this property here

<https://www.aspc.co.uk/search/property/358218/Former-Leslie-Church/Insch/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.