



Ythanwells Church, Ythanwells, Huntly, AB54 6HE

Former Ythanwells Church

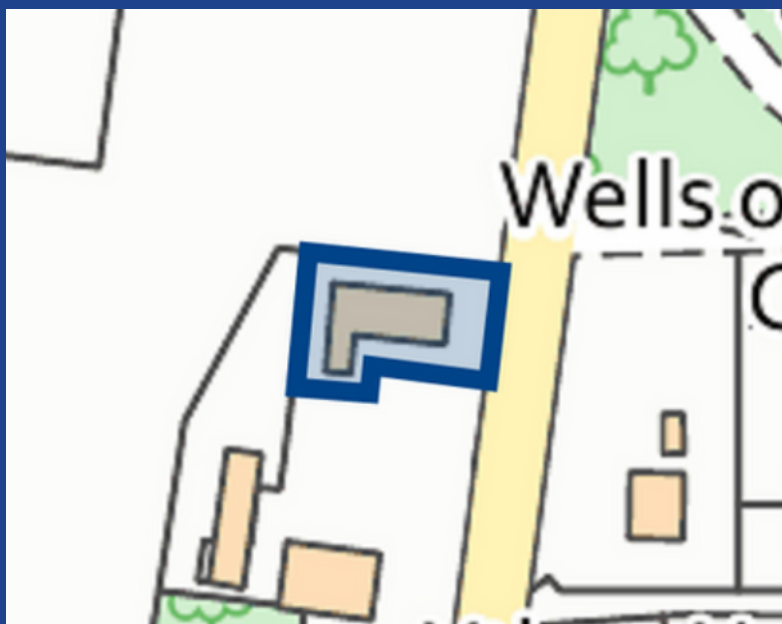
Charming derelict church and grounds located in the pretty hamlet of Ythanwells, Strathbogie. Great development opportunity.

Offers Over
£30,000



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Description

Designed by architect James Matthews in 1863 and built in 1864, Ythanwells Church is a charming traditional former church comprising large open plan area/nave, single-storey vestry and lean-to session house to rear. The property has a floor area of approximately 148sqm / 1,593sq ft. The building sits within approximately 0.2acres of ground and trees.

With its most recent use as an agricultural store for many years, the building fabric is in need of some repairs. Subject to local authority consents, the property has potential to be developed for alternative uses, including change of use to residential** The property is un-listed and is not in a conservation area.

**Development has not been explored by current owners and it is the sole responsibility of any interested party to make relevant enquiries with Aberdeenshire Council prior to making an offer to purchase.

Services - We understand that the property is served by water and electricity.

Viewings - Ythanwells Church is a redundant and in a semi-derelict condition. Should interested parties wish to view the property unaccompanied / without prior appointment, they do so at their own risk.

Entry - By arrangement

Offers - Offers should be submitted in full Scottish legal terms.

Local Authority - Aberdeenshire Council, 25 Gordon Street, Huntly, AB54 8AL

Important Notes

Prospective purchasers should note that unless their interest is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Prospective purchasers should satisfy themselves as to the structural condition of the building as well as the existence and condition of any services on site.

All descriptions, measurements and dimensions are for guidance and are approximate only. All references to condition, local authority consents, services, use, construction and building fabric are for guidance only.

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To view this property or for further information, please contact our agent:

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Date of publication September 2024 Photographs taken September 2024



Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.