

## Viewing and further information

Viewing and further information available by contacting the Sole Selling Agents:

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**FOR SALE**

**CHURCH / DEVELOPMENT  
OPPORTUNITY**



**FORMER CHURCH,  
AVENUE STREET/NEW STREET, STEWARTON, KA3 5BD**

- **Two large interconnected including church and ancillary space**
- **Garden/yard to rear**
- **Suitable for variety of uses**
- **Located in town centre**
- **Capable of splitting to form two separate units**
- **Total area 308.06 sq m (3,316 sq ft)**
- **Offers over £125,000**

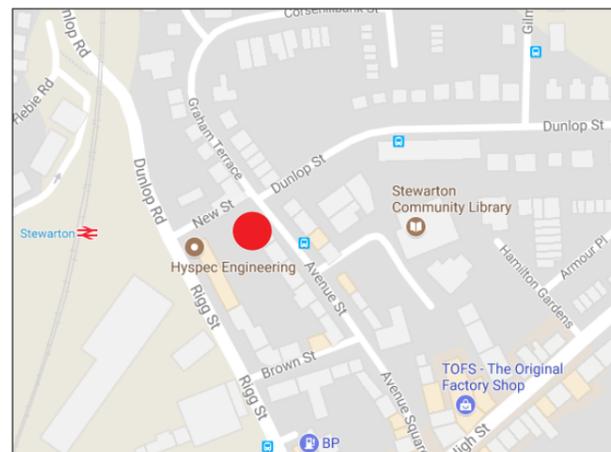
**T: 0141 611 9666** [www.thomsonproperty.co.uk](http://www.thomsonproperty.co.uk)

## Location

Stewarton comprises one of the main settlements in East Ayrshire, and extends to a population of approximately 7,000 persons. The town is well connected, being approximately 4 miles to the west of the A77/M77, and also benefits from a mainline railway station and good bus connections to local towns as well as Glasgow. Glasgow City Centre is located approximately 20 miles to the north.

The property is located to the east of New Street, at its junction with Graham Terrace and Avenue Street, within Stewarton town centre. New Street can be accessed via Dunlop Road/Rigg Street to the west or Graham Terrace/Avenue Street to the east. The property benefits from good public transport connections with local bus routes running past New Street as well as neighbouring streets. Stewarton train station lies directly east of the property and is within a 1-minute walking distance.

The surrounding properties are generally a mix of private residential dwellinghouses and flats, however Stewarton Main Street/Lainshaw Street is a short distance south and contains a variety of commercial occupiers which include a Co-op foodstore, RS McColl and a number of independent traders. There is also a Sainsburys supermarket located within Rigg Street in the town centre.



## Description

The property comprises a large plot, upon which two interconnected buildings have been constructed, to form an L-shaped structure.

The main church building which fronts Avenue Street is constructed of brick and stone with roughcast rendering and a pitched, timber framed and slated roof. The adjoining building which fronts New Street is constructed of stone, and has a pitched and hipped roof, finished with slates. Glazing throughout is upvc framed and double glazed, with exception of the roof lights to the ancillary building, which are single glazed.

Internally, the property is subdivided to form:

### Church building

Access hallway (from Avenue Street), main worship area with pulpit and gallery/balcony.

### Ancillary building

#### Ground floor:

Two separate entrance hallways (from New Street), three separate main rooms, kitchen and toilet accommodation (x2).

#### First floor:

Office area and church hall

The main church building benefits from a suspended timber floor, with plastered walls and ceiling which extends to approximately 6.15m height. Windows are generally double glazed and upvc framed, with 2x feature stained glass windows. A stairwell leads to the balcony area which is formed above part of the main worship area.

The ancillary building has a mix of concrete and suspended timber floors, with plasterboard, plastered and lath and plaster walls and plasterboard/lath and plaster ceilings. Lighting is via a variety of fittings throughout.

The kitchen area benefits from a mix of floor and wall mounted units and stainless steel sink and drainer. Each toilet area contains WC and WHB. The first floor hall is open plan with varnished timber floor and excellent natural daylighting. There is a fire escape leading from this area to the rear of the property.

A garden/yard is formed to the rear and is accessible from both ground and first floors of the main ancillary building.

## Alternative uses

The building would represent an excellent opportunity for conversion to residential flats or houses. Alternatively, the existing buildings could be utilised in their existing form by a church organisation, youth organisation, sports club, dance company, charity or similar type operator.

In addition, there is potential to convert for a number of commercial uses e.g. children's nursery, craft centre, art gallery etc.

## Areas/Accommodation

From sizes taken at the time of our inspection, we calculate the gross internal areas to be as follows:

Church building:	132.87 sq m (1,430 sq ft)
Ancillary building (Ground floor):	87.79 sq m (945 sq ft)
Ancillary building (First floor):	87.40 sq m (941 sq ft)

**TOTAL: 308.06 sq m (3,316 sq ft)**

In addition to the above, the gallery area within the church building extends to a further 84.38 sq m (908 sq ft).

The total plot size extends to approximately 0.04 ha (0.10 ac).

## Planning

The relevant statutory plan is the East Ayrshire Local Development Plan adopted on 17 February 2017. The site is located within the settlement boundary of Stewarton and there is no specific land use allocation within the local plan. The site is located within the town's Conservation Area.

Further information is available via East Ayrshire Council.

## Price

Offers over £125,000 are sought.

As previously detailed, our client would consider selling the property in two lots and indicative prices for each part of the building are available upon request.

## VAT

We understand that no VAT is payable.

## Energy Performance

The property has an EPC rating of G. A full copy of the certificate can be made available to interested parties if required.

## Legal Costs

Each party to bear their own legal costs.

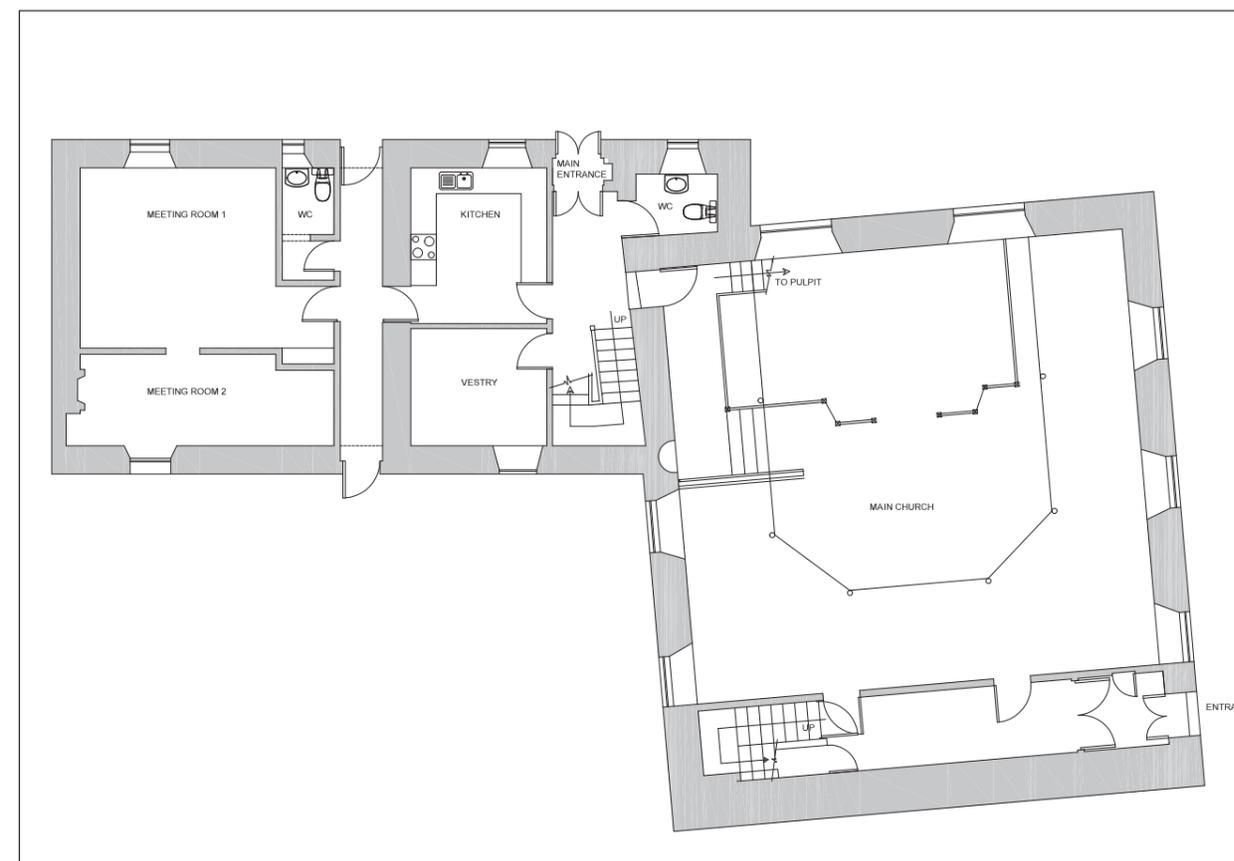
## Land and Buildings Transaction Tax

Prospective purchasers will be responsible for the payment of any Land and Buildings Transaction Tax.

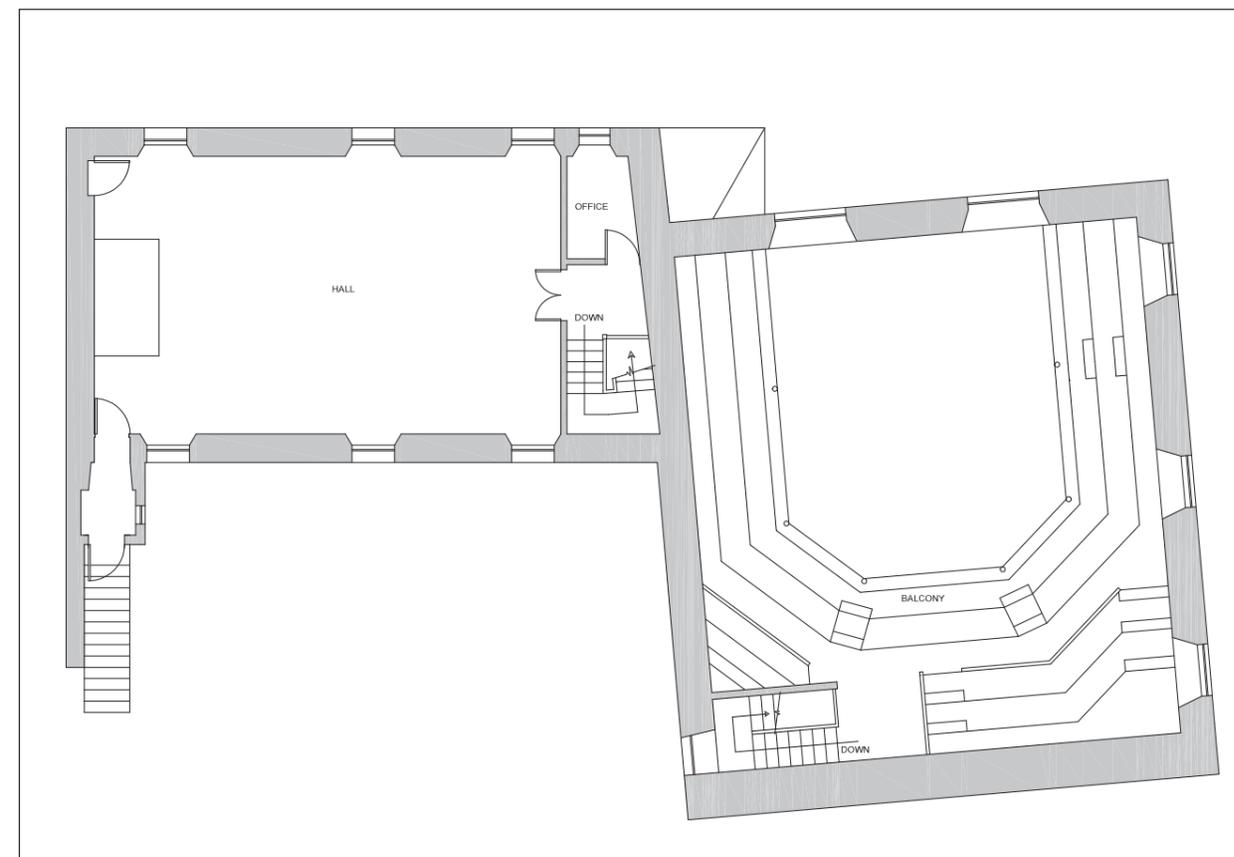
## Date of Entry

Immediate entry is available.

## Ground Floor



## First Floor



Plans indicative only and not to scale