

FOR SALE

Iconic Parish Church & Surrounding Estate

GIA: 1,423 sqm (15,316 sq ft)

Site Area: 0.19 Hectares (0.47 Acres)

Set Within The Picturesque Village of Kilmacolm

Suitable For Residential Conversion (Subject To Planning)

Sale Price: Offers Invited



CLICK HERE FOR VIRTUAL TOUR!



ST COLUMBA'S CHURCH, DUCHAL ROAD, KILMACOLM, PA13 4AS

CONTACT:

Adam Honeyman MA (Hons) MRICS
Fraser McDonald BSc (Hons)

a.honeyman@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

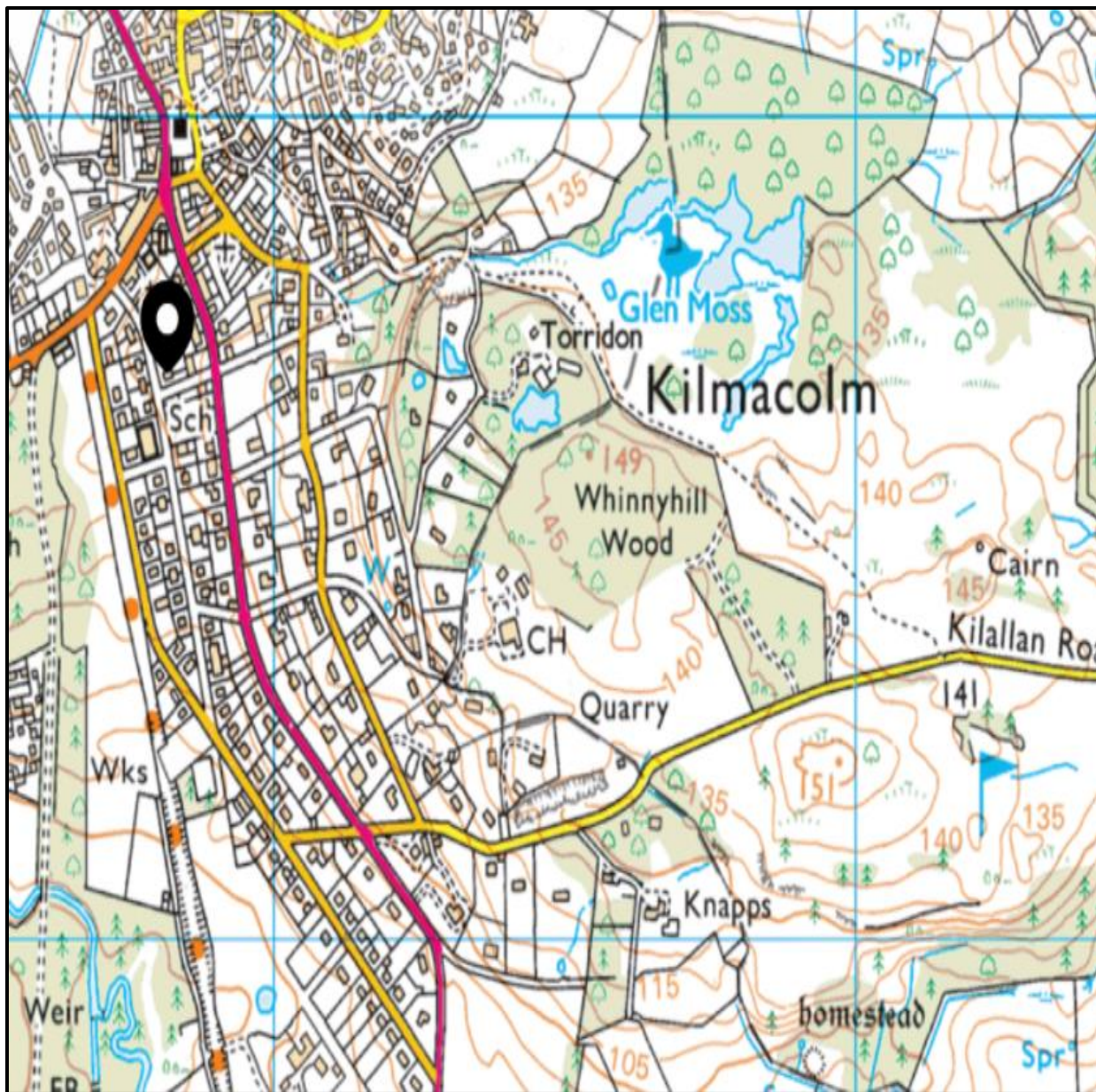
| 0141 331 2807 - 07720 466 035
| 0141 331 2807 - 07551 173132





Location

ST COLUMBA'S CHURCH, DUCHAL ROAD, KILMACOLM, PA13 4AS



The subjects are set within the picturesque village of Kilmacolm, which lies within the Inverclyde area along the A761, around 8 miles south-east of Greenock, 10 miles northwest of Paisley and 20 miles west of Glasgow City Centre.

Kilmacolm has a population of around 4,000 and is a popular and affluent commuter suburb within the Greater Glasgow Conurbation. Kilmacolm enjoys strong transport links to the M8 and A737, whilst Glasgow Airport is set within a short travelling distance. The nearest train station can be located in Langbank some 3.8 miles to the north.

More specifically, the subjects occupy a prominent position on the northern side of Dugal Road, leading towards Lochwinnoch Road which acts as one of Kilmacolm's main retailing thoroughfares. The surrounding area consist of a blend between residential and commercial occupiers including The Village Bakery, Kilmacolm Library and Boots Pharmacy.

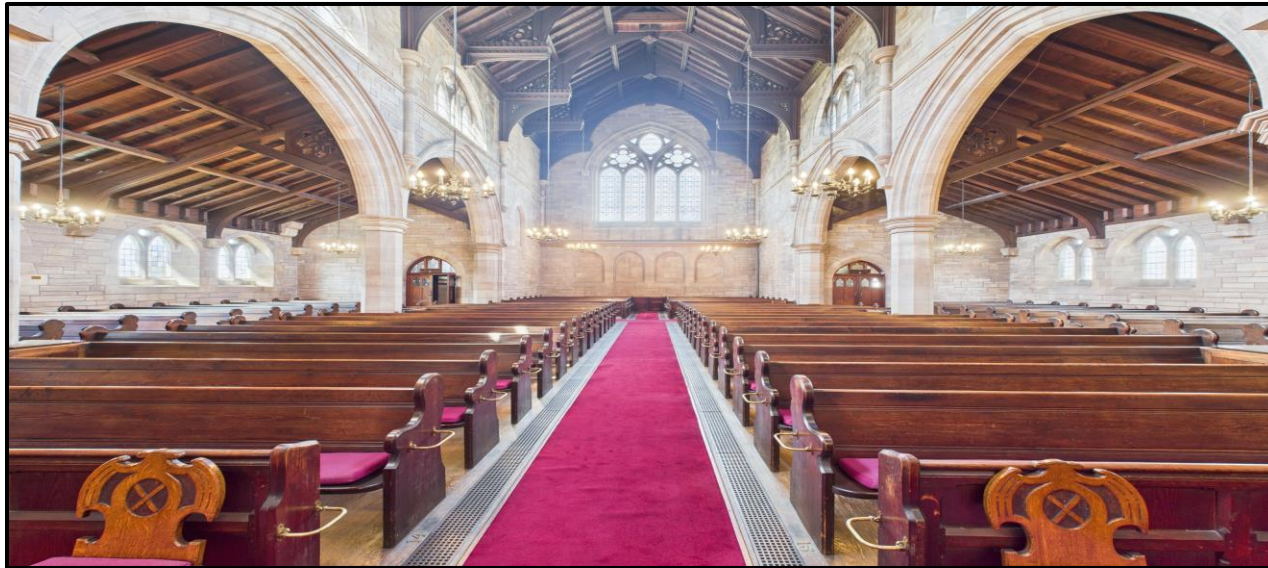


[CLICK HERE FOR LOCATION](#)



Description

ST COLUMBA'S CHURCH, DUCHAL ROAD, KILMACOLM, PA13 4AS



The subjects comprise of a standalone building, predominantly constructed from traditional stone and surmounted by a pitched slate roof and a modern brick-built extension currently used as a games hall. The property benefits from two dedicated pedestrian entrance points from Duchal Road and Lochwinnoch Road.

Internally, the church contains an open-plan worshipping area to the front of the premises situated on the ground floor. This is complimented by numerous large spacious rooms benefitting from predominantly wooden floors and hanging light fittings. The ground floor also benefits from numerous W/C facilities located throughout.

The first floor also consists of multiple spacious rooms, benefitting from a combination of wooden and carpet floor coverings as well as access to the iconic bell tower, which provides views across Kilmacolm.

ACCOMMODATION

	SQM	SQFT
Accommodation	1,423	15,316
TOTAL	1,423	15,316

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

We have calculated the site area to be approximately 0.19 hectares (0.47 acres), measured in accordance with Promap.



Floor Plans

ST COLUMBA'S CHURCH, DUCHAL ROAD, KILMACOLM, PA13 4AS



Floor 0



Floor 1



Photos

ST COLUMBA'S CHURCH, DUCHAL ROAD, KILMACOLM, PA13 4AS





SALE PRICE

We are inviting offers for our client's heritable interest in the subject property.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any prospective purchaser to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The prospective purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £22,000. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless stated, all figures quoted are exclusive of VAT

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Adam Honeyman

a.honeyman@shepherd.co.uk

M: 07720 466 035



Fraser McDonald

Fraser.mcdonald@shepherd.co.uk

M: 07551 173132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)

