

FOR SALE

Iconic Parish Church & Surrounding Estate

Suitable For Residential
Redevelopment (Subject To
Planning)

Contains Extensive Plot Of Land
To The Rear

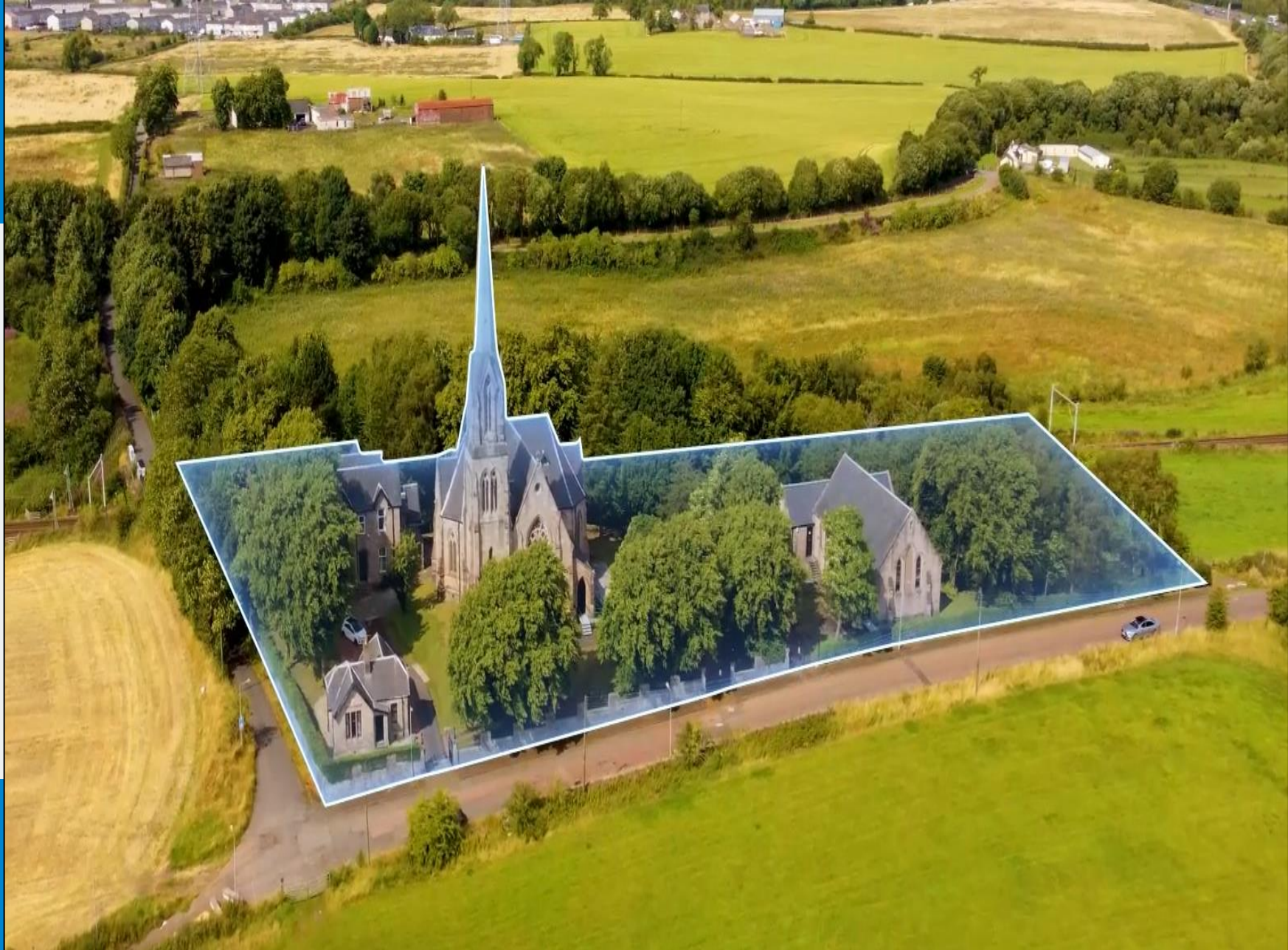
GIA: 1,084.11 SQM (11,670 SQFT)

Site Area – 2.5 Acres (1.40 Ha)

Inviting Offers



[CLICK HERE FOR VIDEO TOUR!](#)



BARGEDDIE PARISH CHURCH, MANSE ROAD, GLASGOW, G69 6UB

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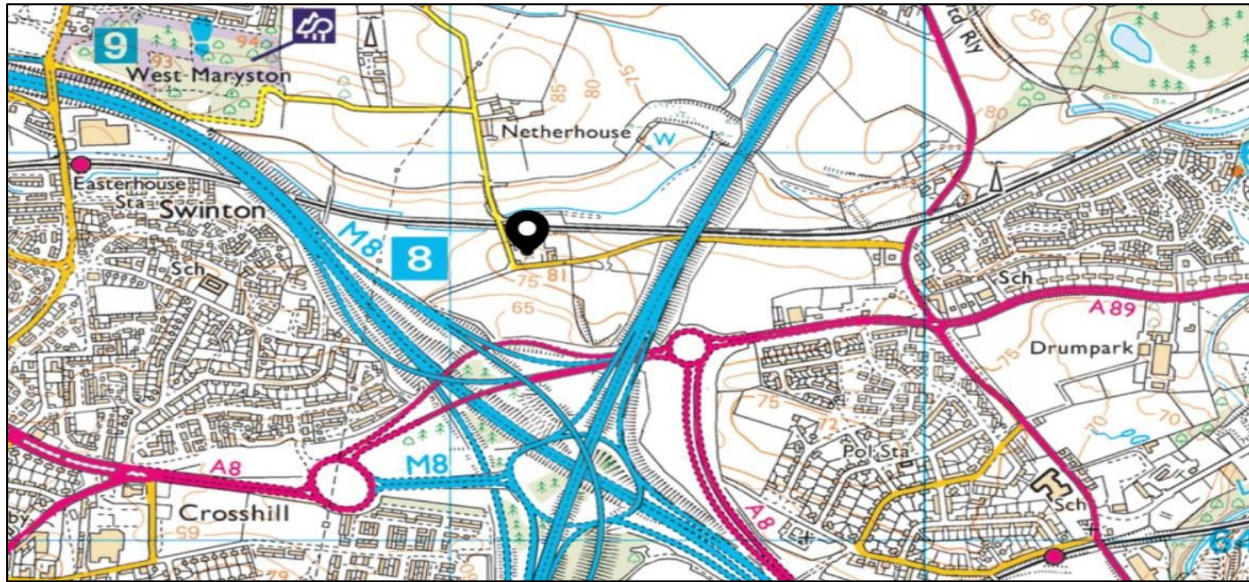
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Location

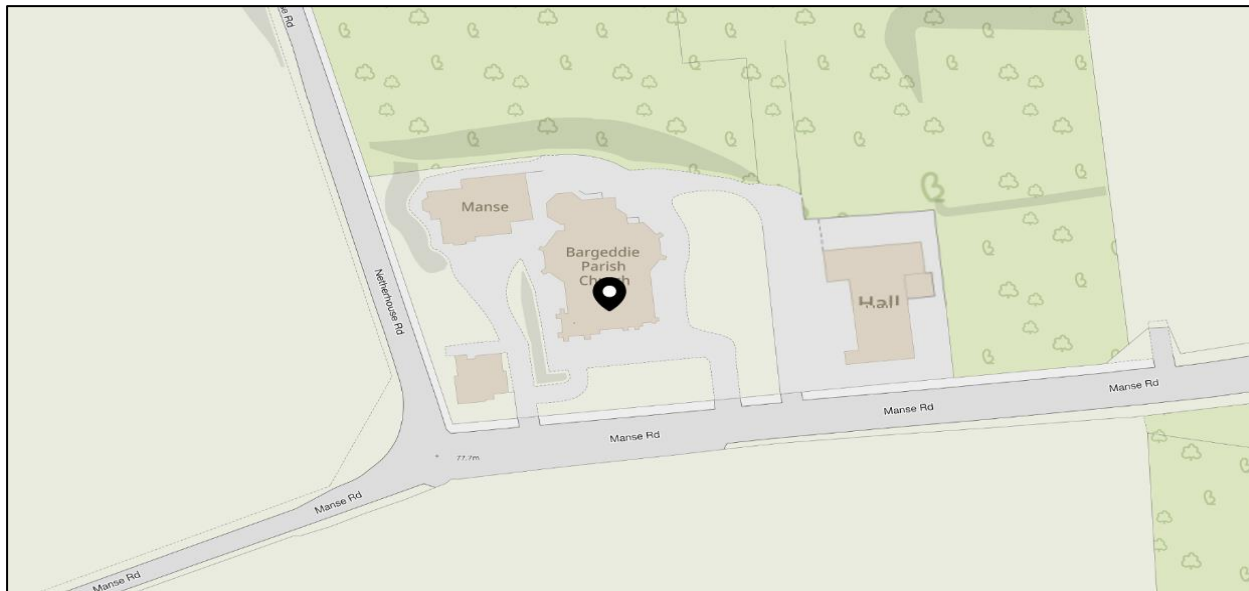
BARGEDDIE PARISH CHURCH, MANSE ROAD, GLASGOW G69 6UB



Bargeddie, situated in North Lanarkshire, Scotland, offers a strategic and convenient location in the central belt of Scotland. The village boasts excellent road connectivity, with easy access to the M8 motorway, which allows access to Glasgow, Edinburgh and other major cities within Scotland. Bargeddie railway station is also located in close proximity to the subject, providing rail connections for both local and regional commuters.

More specifically, the subjects are situated on Manse Road which can be accessed via Gartcosh Road, attracting a high level of passing traffic. The surrounding area has recently undergone significant residential redevelopment with reputable house builders such as Barratt Homes developing in the area.

Coatbridge, located approximately 3.5 miles away, is the nearest town located to the property, and provides access to national occupiers such as Tesco Extra, Asda, B&Q and Aldi for Bargeddie and the surrounding area.



[**CLICK HERE FOR LOCATION**](#)



Description

BARGEDDIE PARISH CHURCH, MANSE ROAD, GLASGOW G69 6UB



The subjects consists of four detached buildings, predominately constructed from traditional stone with pitched slate roofs as well as an extensive plot of land located to the rear of the site. The subjects are situated within a self-contained site extending to 2.5 acres (1.4 hectare).

Internally, the Parish Church provides an open-plan worshiping area on the ground floor, with a full gallery positioned on the first floor and administrative offices to the rear.

The Church Hall, located adjacent to the Parish Church, provides an open plan space on ground floor level with amenities such as kitchen/prep area, W/C facilities and storage space at the rear of the property. Additionally, the hall features a timber-framed mezzanine.

The estate also includes two residential dwellings near the main entrance.

The smaller dwelling comprises of two-bedroom residence that has recently undergone refurbishment, providing a modern living space with a kitchen, living area and a bathroom. The subject also benefits from gas and electricity throughout.

The larger dwelling spans two floors, offering multiple rooms, single bathroom and benefits from gas and electricity throughout. The property has the potential to be repurposed as 4 flats.

ACCOMMODATION

	SQM	SQFT
Parish Church	423.06	4,554
Church Hall	381.71	4,109
Large Residential dwelling	215.68	2,322
Small Residential dwelling	63.66	685
TOTAL	1,084.11	11,670

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).





Description

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SALE PRICE

Our client is inviting offers for their heritable interest in the subjects.

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 purchaser to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £14,900. 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

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

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



Get in Touch

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



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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.

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