



# Alvah Church

Alvah, Banff AB45 3US

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## Unique opportunity to acquire a Grade B Listed former church building offering an excellent development opportunity with Planning Permission granted to convert to a five-bedroom home

- Far reaching open views

Banff 2.2 miles

Aberdeen 43 miles



### Directions

From Banff take the A97 (Sandyhill Road) for 2.2 miles until you see a signpost for Alvah, turn left and continue for 0.3 miles until you reach a right hand turn for Alvah. Follow this road until you reach the church gates on the right-side.

### Situation

Alvah Church is situated in the Hamlet of Alvah some 2.2 miles from Banff with Aberdeen some 43 miles to the south.

The coastal town of Banff is a popular tourism location close to Whisky Trail. Banff Town Centre has a good range of shops, bars and restaurants. There is primary and secondary schooling available. For the outdoor enthusiast there is hillwalking, golf and fishing close by.

Other coastal villages such as Portsoy and Cullen are within easy reach where there are expansive beaches to enjoy.

### Description

The B Listed church building dates back to 1792 when it was rebuilt on an existing site re-using the bellcote of 1643. The bell is cast by Peter Jansen and dates to 1645. The church has now been granted planning consent to convert to a five-bedroom home.

The current owners have stripped back the property and the previous owner replaced the entire roof (under separate planning permission) making the church ready for the next steps in development.

There is provision for roadside parking and a parcel of ground which can be a garden. There is also the option to purchase unused church land from the council.





The church enjoys far reaching open views from its elevated position.

### Planning

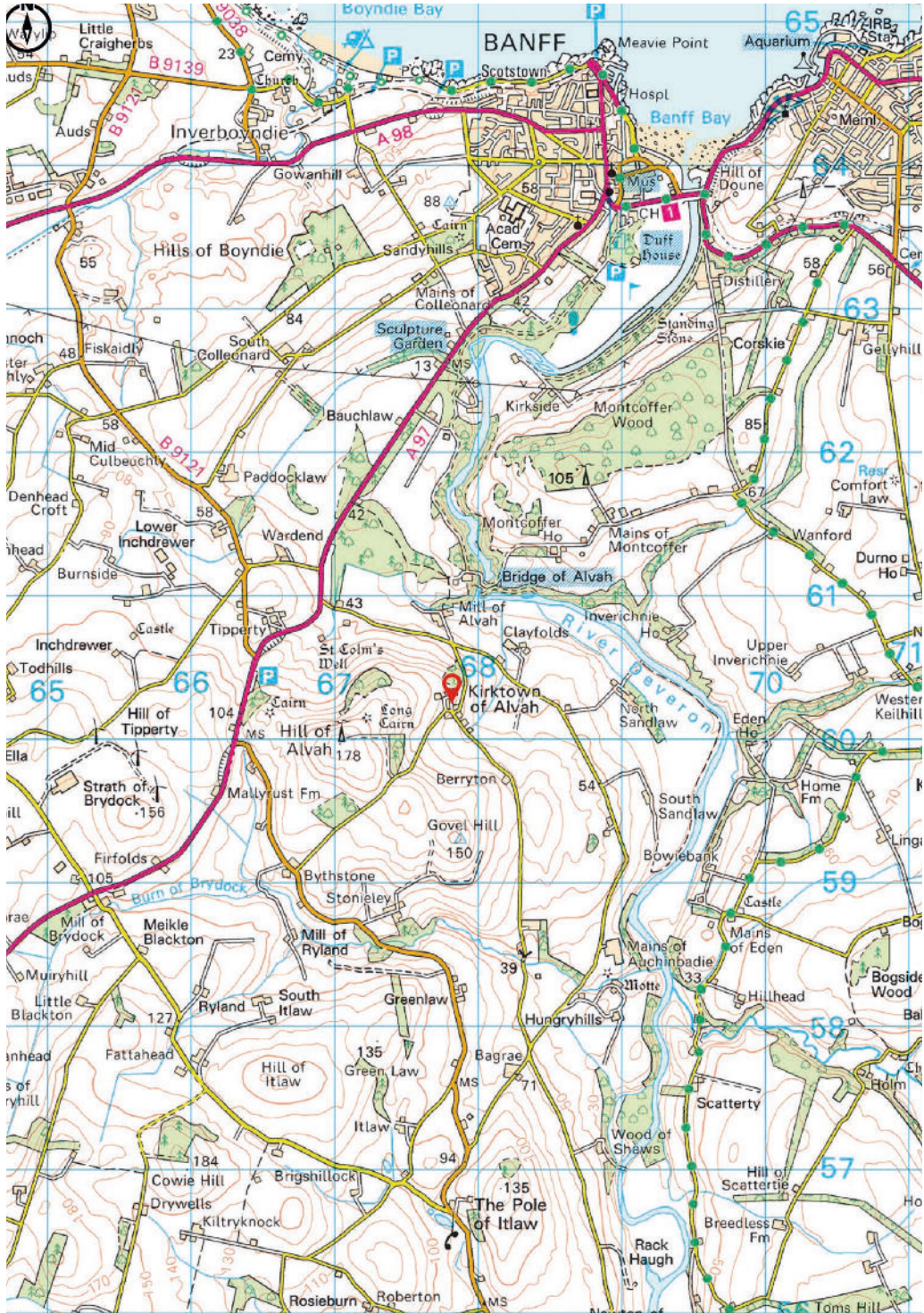
Planning Permission was granted by Aberdeenshire Council in 2016 under Application No. APP/2016/0988 for a four/five-bedroom property over three floors extending to approximately 275 sq.m. (2,994 sq.ft.). As there has been a meaningful start, this planning is now locked in.

### Services

Mains services are understood to be available in the vicinity of the site, but prospective buyers should make their own independent enquiries as to the suitability of services for their particular requirements.











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