



MORHAM & BROCHIE

Chartered Quantity Surveyors

QUANTITY SURVEYING • PROPERTY VALUATIONS • CDM-CO-ORDINATION • PROJECT MANAGEMENT

Your ref:

Our ref: 0.24.36

27th January 2025

Kilmoluag Liosmor
The Baile Geamhraidh
Isle of Lismore
Argyll
Scotland
PA34 5UL

FAO: Mr Sebastian Tombs

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Dear Sirs

LISMORE PARISH CHURCH, ISLE OF LISMORE

Further to your recent instruction to provide our opinion of market value for the above Parish Church we would comment as follows:

The property comprises the choir of a 13th century Cathedral constructed in solid stone, cement rendered on the outer face with a natural slate roof on a timber roof structure.

The footprint of the building is entirely surrounded by graveyard owned and administered by Argyll and Bute Council

The main access to the Church is at the front elevation up a flight of steep steps.

The property has mains electricity but has no other services and does not have toilet facilities.

The building is starting to degenerate and the roof covering in particular is in poor condition and will require reslating in the short to medium term.

The cement render to the external walls would also benefit from full replacement with a lime-based render system.

Access to the front of the Church is also difficult and would benefit from redesign. Provision of potable water and foul drainage would be advantageous to allow toilet and kitchen facilities to be provided.

The market for former Church buildings is limited and depends greatly on location, condition and availability of ground outwith the Church building footprint.

There are currently several Churches offered for sale on the open market by the Church of Scotland.

If placed on the open market this Church would attract limited interest given its size, overall condition and lack of ground outwith the Church footprint.



Thomas McQuade. B.Sc. (Hons), M.R.I.C.S. RICS Registered Valuer
Established 1874
Associate James Workman BSc (Hons) IMaPS

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We are of the opinion that a current market value on 27th of January 2025 of £25,000 (Twenty-Five Thousand Pounds) could reasonably be expected for the subjects given a willing buyer and a willing seller in an arm's length transaction after properly marketing wherein the parties have acted knowledgeably, prudently and without compunction.

If you have any questions regarding our opinion of value or if we can provide any further information, please do not hesitate to contact the writer.

Yours faithfully

A handwritten signature in black ink, appearing to read 'T McQuade', with a stylized flourish at the end.

T McQuade
Principal
Morham & Broatchie