



**DRYFESDALE AND TRINITY PARISH CHURCH, HIGH STREET,
LOCKERBIE DG11 2AF**

Property

Captivating B-listed church and session house positioned in the heart of Lockerbie.

The property comprises:

Church: Entrance hall, vestry, nave, flanking aisles, chancel, apse, store (former vestry) and first floor viewing gallery

Session house: Entrance vestibule, hall, kitchenette, toilet

The upper balcony areas are currently supported by structural props and there will be no access to the balcony areas or below the supported balcony areas. Viewers will be informed of strict safety measures which must be followed when entering the property and any viewers do so at their own risk. Please note there are a number of war memorials situated within the church.

Area

Church: 530.65 sq m 5,712 sq ft

Session house: 38.74 sq m 417 sq ft

Services

The property is connected to a mains supplies of water and electricity.

The church has no drainage connection. The session house drainage goes into the main public sewer.

Space heating within both buildings is provided by electric tube / panel radiators.

Hot water within the session house is provided by instantaneous electric geysers

Planning

The building could be used, without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, retail space or community resource subject to obtaining appropriate consents.



EPC

Rating: G

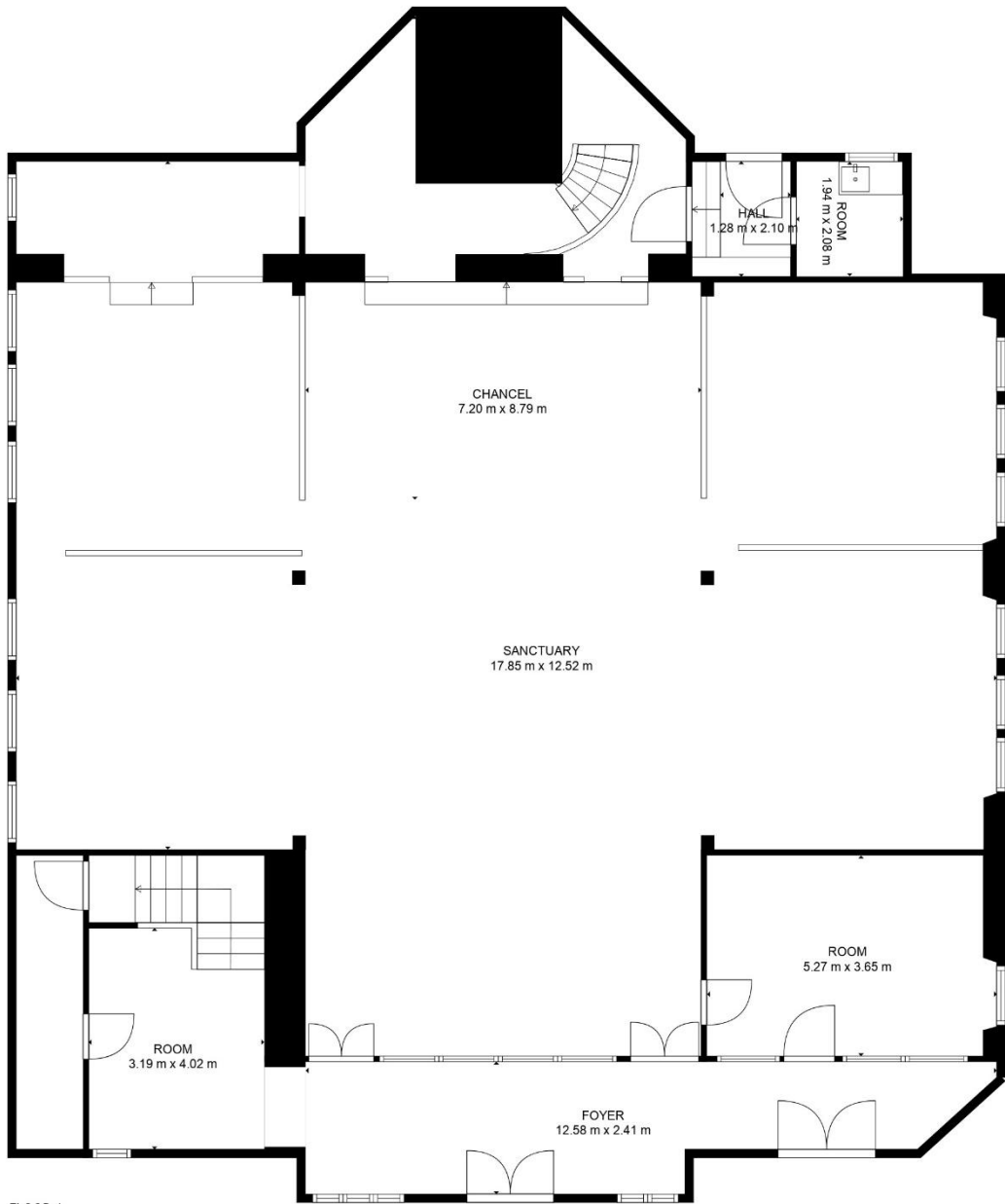
Local Area

Lockerbie is a small market town in Dumfries & Galloway.

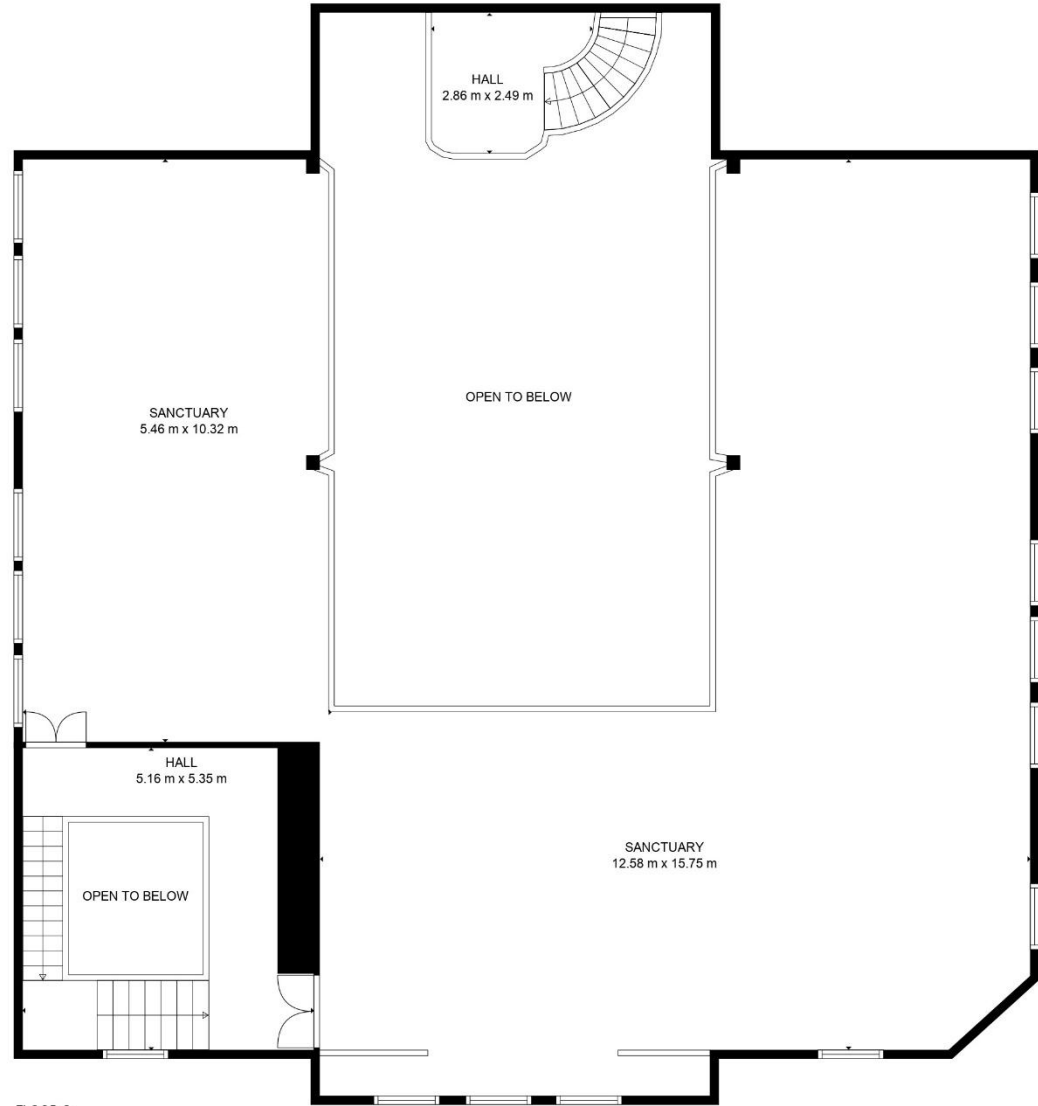
Local amenities include: Superstore, public house, pharmacy, medical practice, cafes, hot-food takeaways, public library, post office, ice rink and other leisure facilities. Lockerbie Primary and Secondary schools are easily accessed and are within walking distance.

Lockerbie train station is less than a 5-minute walk from the church and offers easy travel in and out the town.





FLOOR 1

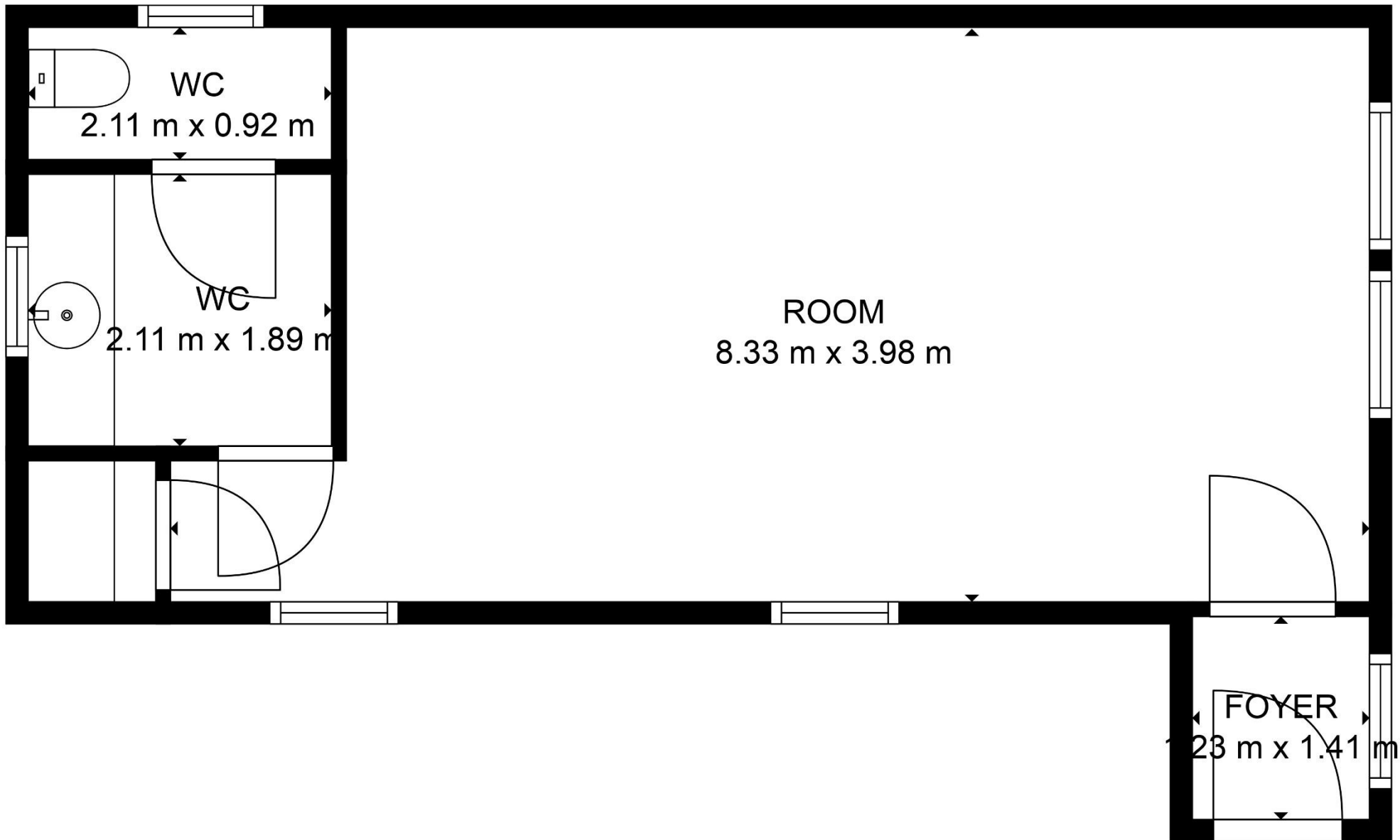


FLOOR 2

TOTAL: 173 m2

FLOOR 1: 142 m2, FLOOR 2: 31 m2

EXCLUDED AREAS: SANCTUARY: 387 m2, OPEN TO BELOW: 80 m2



TOTAL: 39 m²
FLOOR 1: 39 m²

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

