



Kelton Church and Hall, Kelton, Castle Douglas, DG7 1RX

Property

B-Listed Church dating back to the 1800s with a detached hall set within its own grounds on the edge of the hamlet of Kelton. The church benefits from truly stunning features with a pitched timbered ceiling and unique internal brickwork.

The property is surrounded by countryside views and comprises:

Church – Entrance vestibule, main worship area and vestry

Hall - Main hall, kitchen, WCs and an additional separate room

The property includes grounds surrounding the building outlined clearly in pink and blue on page 4.

Services

Both the Church and hall are connected to a mains supply of electricity.

The water supply to the hall may require to be separated from the current co-user with separate meter if Scottish Water deems necessary dependent on future use. There is a private septic tank drainage system.

The hall has an oil-fired central heating system supplied by a Worcester Heat Slave 15/19 boiler.

The church has a grant condensing boiler, 2 fan blowers and electric heaters.

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. Conversion to residential accommodation would also be possible, again subject to the usual consents.



EPC

Church rating: G

Hall rating: G

Local Area

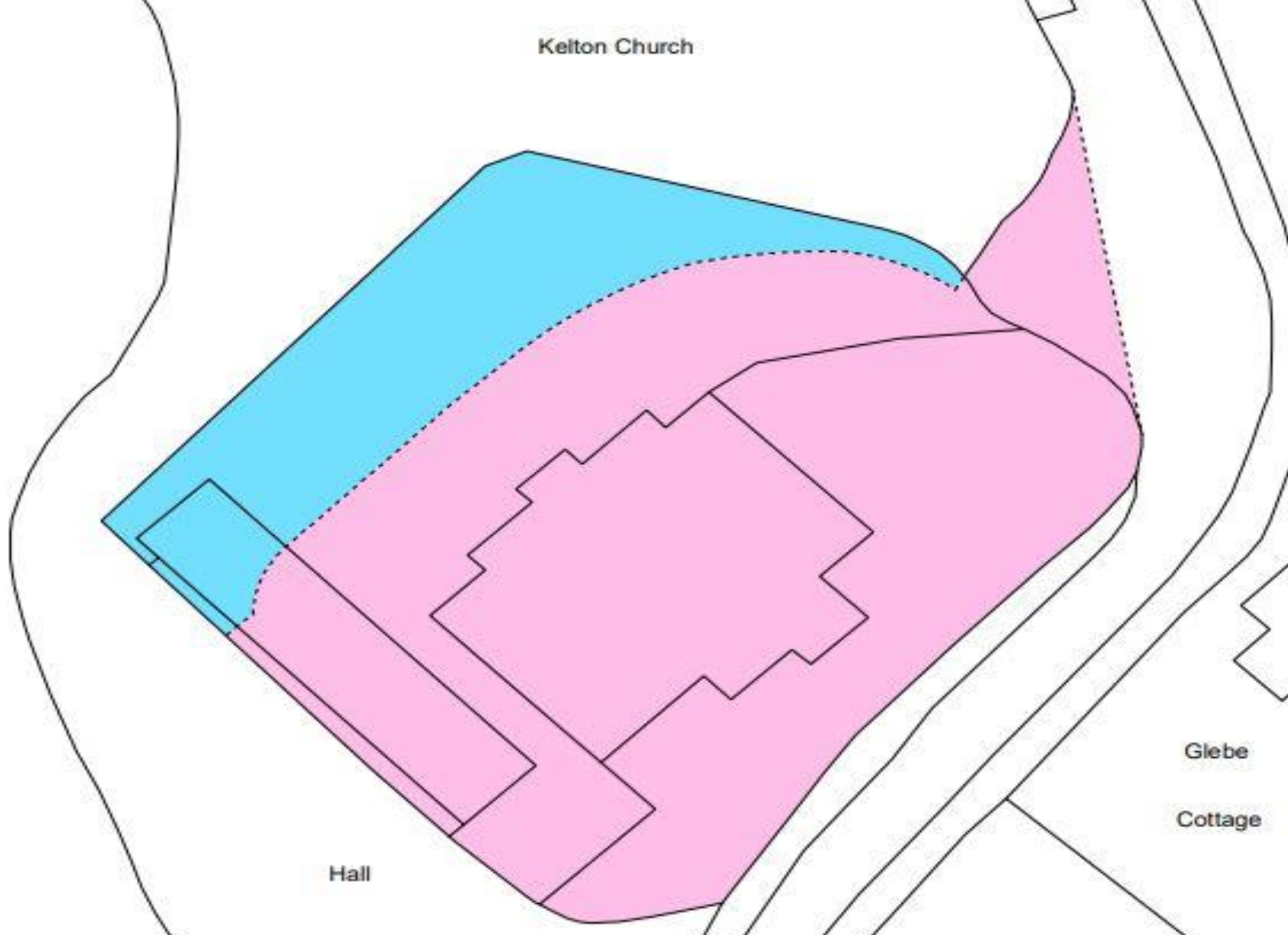
The hamlet of Kelton is approximately 2 ½ miles from Castle Douglas.

Amenities can be found in Castle Douglas including library, swimming pool, coffee shops, restaurants, supermarkets, banks, post office, golf course, medical practice, primary and secondary schooling.

There are mainline railway stations in both Dumfries and Lockerbie, providing excellent links to both the north and south.



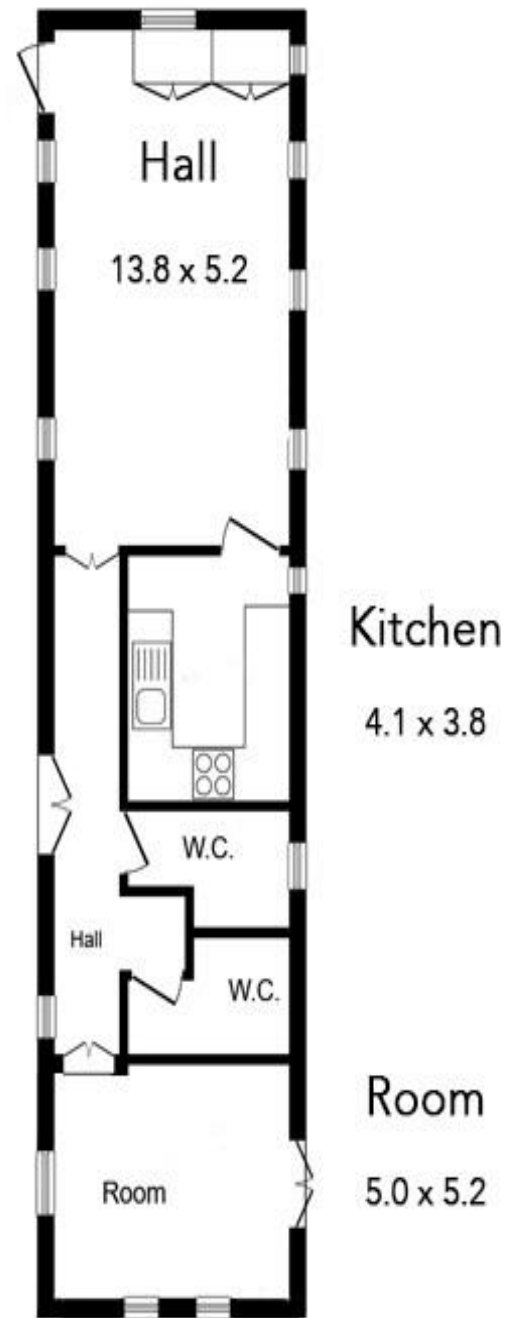
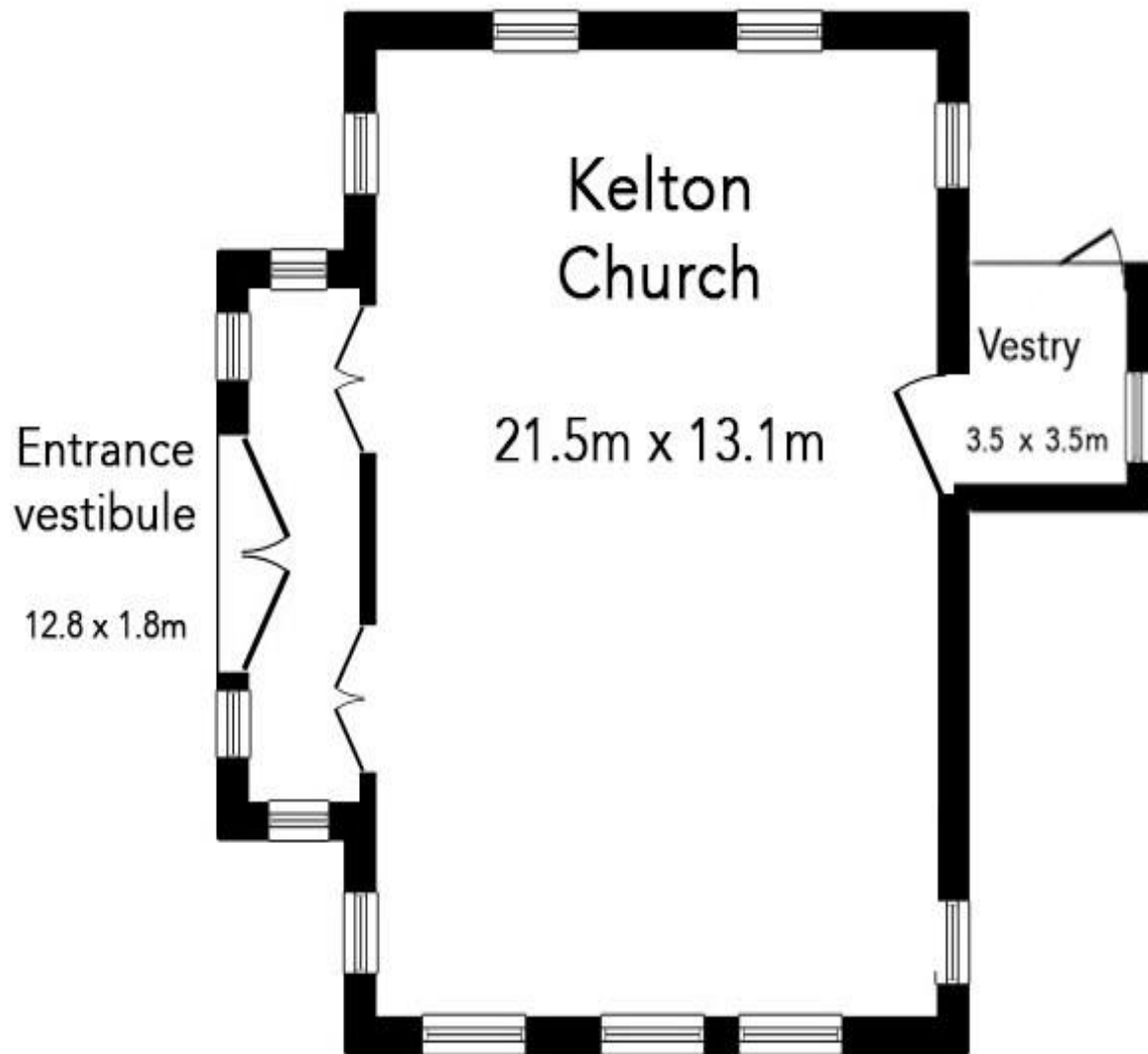
Kelton Church



Hall

Glebe

Cottage



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

