



**Hutton & Corrie Church, Boreland, Lockerbie, DG11 2PB**

## Property

Traditional T-shaped church surrounded by peaceful rural surroundings.

The property comprises: Main entrance porch, nave, vestry & enclosed vestibule, secondary entrance porch (open fronted), toilet and a store

Ground Floor: 132.10 sq m 1,422 sq ft

## Services

The property is connected to mains supplies of water and electricity. Drainage goes into a private septic tank.

The septic tank is located in the churchyard.

Space heating is provided via a series of centrally controlled and wall mounted electric infrared radiant heaters. There is also an electric tube heater installed within the toilet.

Hot water is provided by an instantaneous electric geyser.

## 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: D



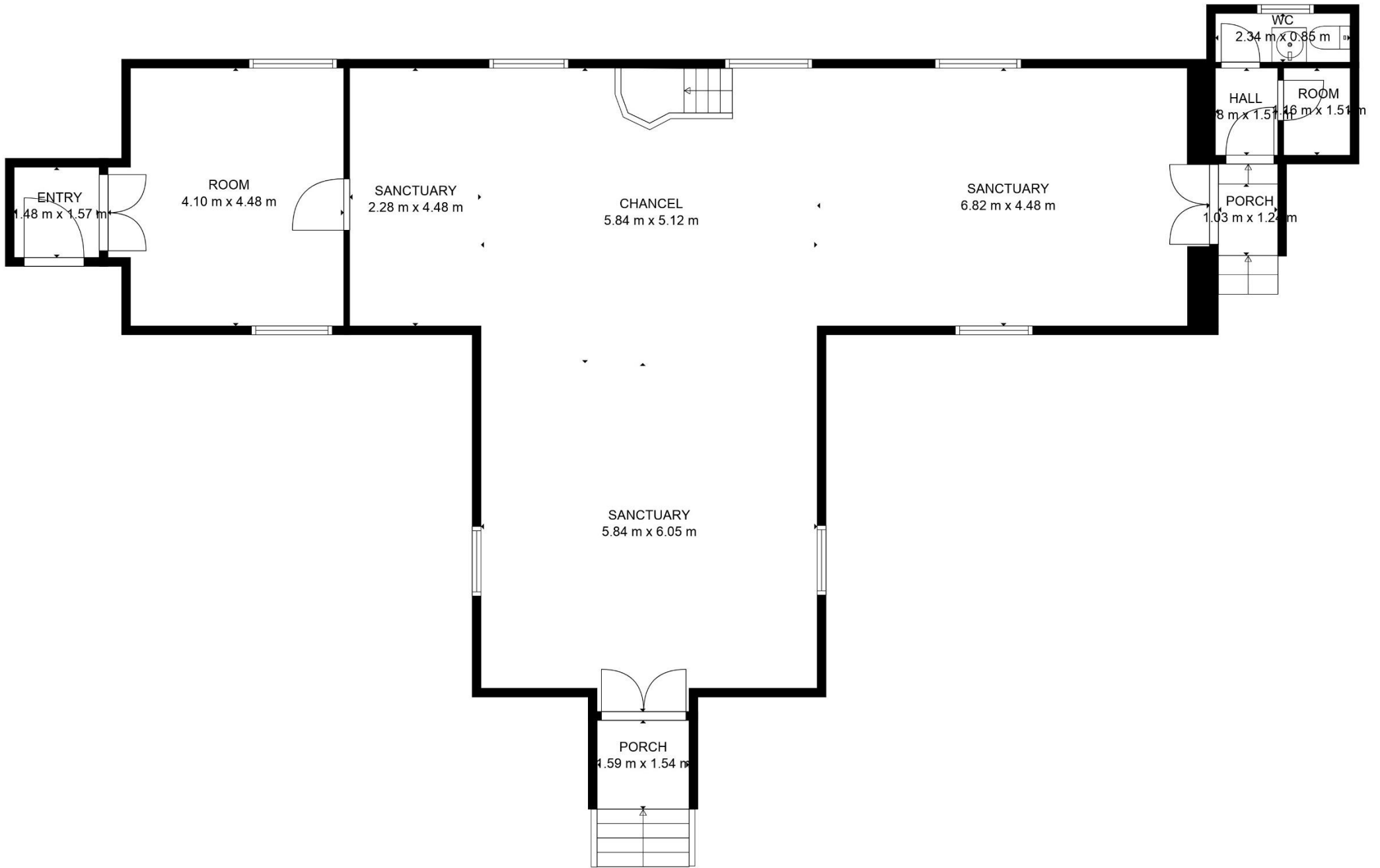
## Local Area

Boreland is set on the outskirts of Boreland Village which lies on the B723, around 7 miles northeast of Lockerbie.

Boreland's amenities include: Primary school, village hall and equestrian centre

Lockerbie local amenities include: Superstore, public houses, pharmacies, medical practice, cafes, hot-food takeaways, public library, post office, ice rink and other leisure facilities. Boreland children attend Lockerbie or Applegarth Primary Schools and Lockerbie Academy. Lockerbie has a train station that offers easy travel to Edinburgh, Glasgow, and Carlisle.





**TOTAL: 56 m2**

FLOOR 1: 56 m2

EXCLUDED AREAS: SANCTUARY: 75 m2, PORCH: 4 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](mailto: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

