



**St Mungo Church, Kettleholm, DG11 1BU**

## Property

Grand detached category B listed church building set within the beautiful countryside of Kettleholm.

The church was constructed during the late 19<sup>th</sup> century, with a partial cellar and three-storey bell tower.

The property comprises: Two entrance porches, nave, meeting room, vestry, toilet and storage rooms on the first and second floors within the bell tower.

## Services

The property is understood to connect to mains supplies of water and electricity.

Space heating is provided by an oil-fired boiler serving a series of wall mounted radiators.

## Planning

The subject property comprises a Category B Listed Building and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. In addition to its current use it could be a day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use. The property may be suitable for redevelopment for residential use subject to the necessary consents being obtained but interested parties are advised to satisfy themselves as to the position as no warranty is given by the seller as to this.

**Total Gross Internal Floor Area: 2,973 sq ft**



## Local Area

Kettleholm is located in the county of Dumfries, three miles south of the town of Lockerbie and has a local café and primary school. Surrounding properties are mostly in residential and agricultural use.

Lockerbie is a small market town with a population of around 4,000 people. It provides good transport links both north and south. There is a selection of local amenities including a large supermarket store, petrol station, Building Society, butchers, bakers, Post Office, 18-hole golf course, ice rink, cafés and a handful of B&B's.



## Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent 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)

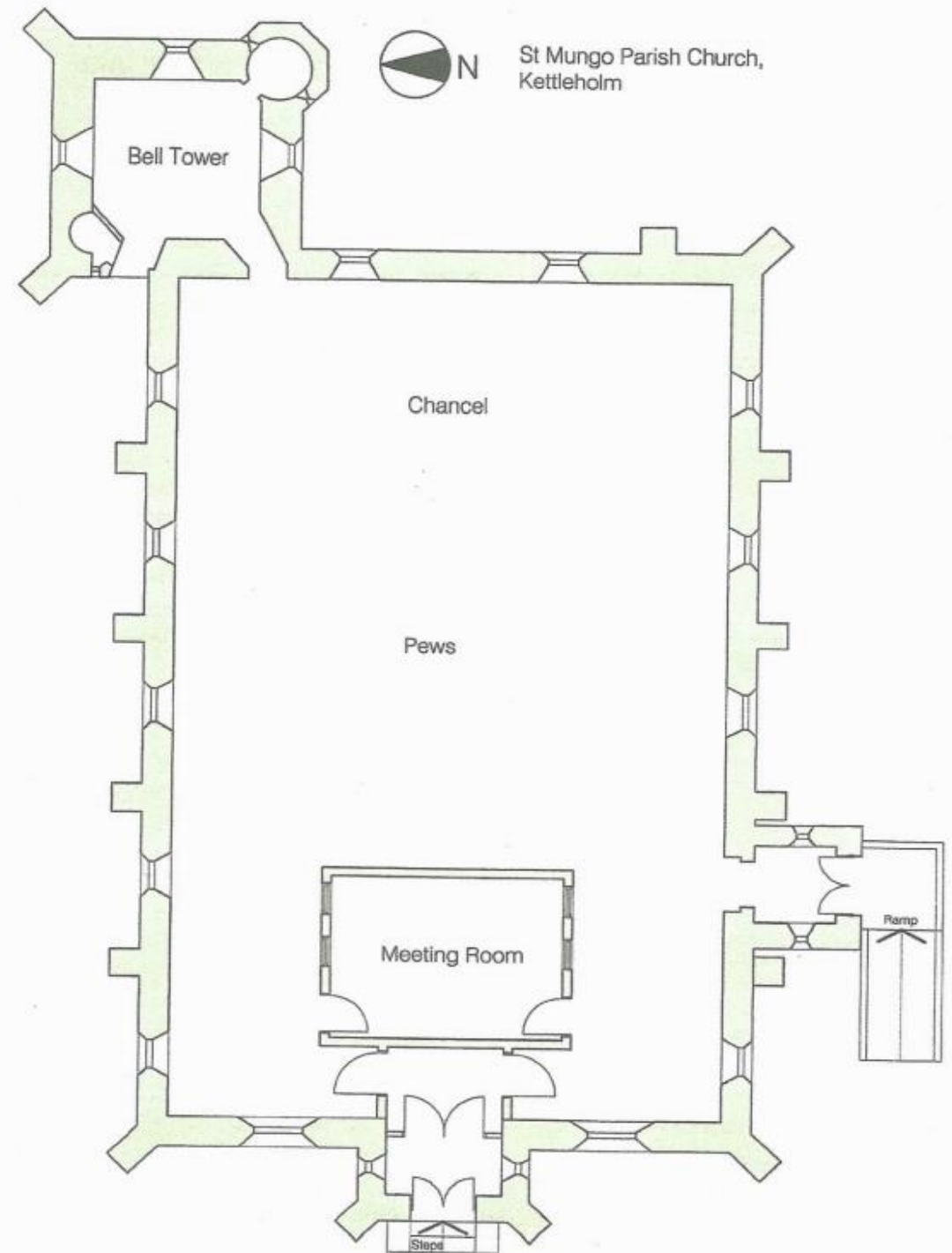
It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

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



Indicative Floor Plan Only

Not To Scale