



**Kirkpatrick Juxta Parish Church and Glebe, Beattock, G10 9RF**

# Kirkpatrick Juxta Parish Church

Unique church originally dating back to the 18<sup>th</sup> century and located within the village of Beattock.

The property comprises of: Entrance Porch & Stairwell, Vestry, Nave, Mezzanine Gallery and a Turret Stairwell

The church benefits from a private car park clearly outlined on page 3.

## Area

Ground Floor: 153.62 sq m 1,654 sq ft

Mezzanine Gallery: 85.25 sq m 918 sq ft

Cellar: 5.44 sq m 58 sq ft

TOTAL: 244.31 sq m 1,712 sq ft

## Services

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

Space heating is provided by an oil-fired boiler serving both cast-iron convection pipes and modern wall mounted radiators. There is no toilet facility or any other form of internal plumbing, other than that which serves the heating system.

## Planning

The property is B- listed 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.



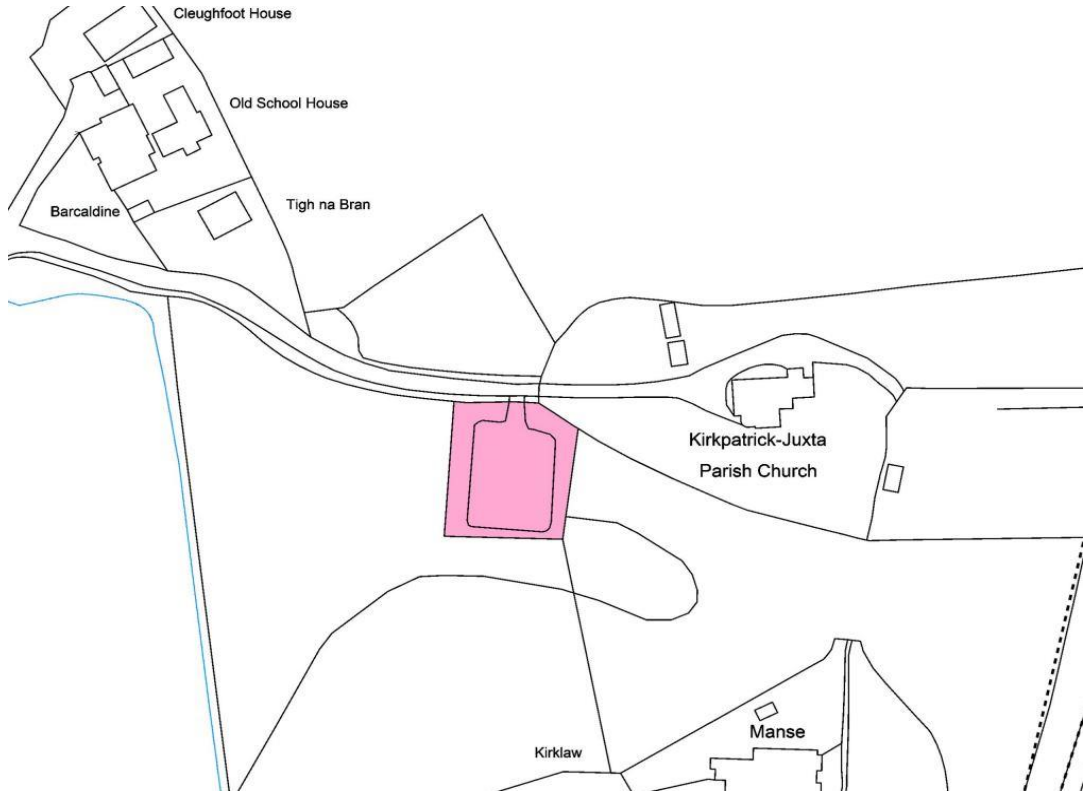
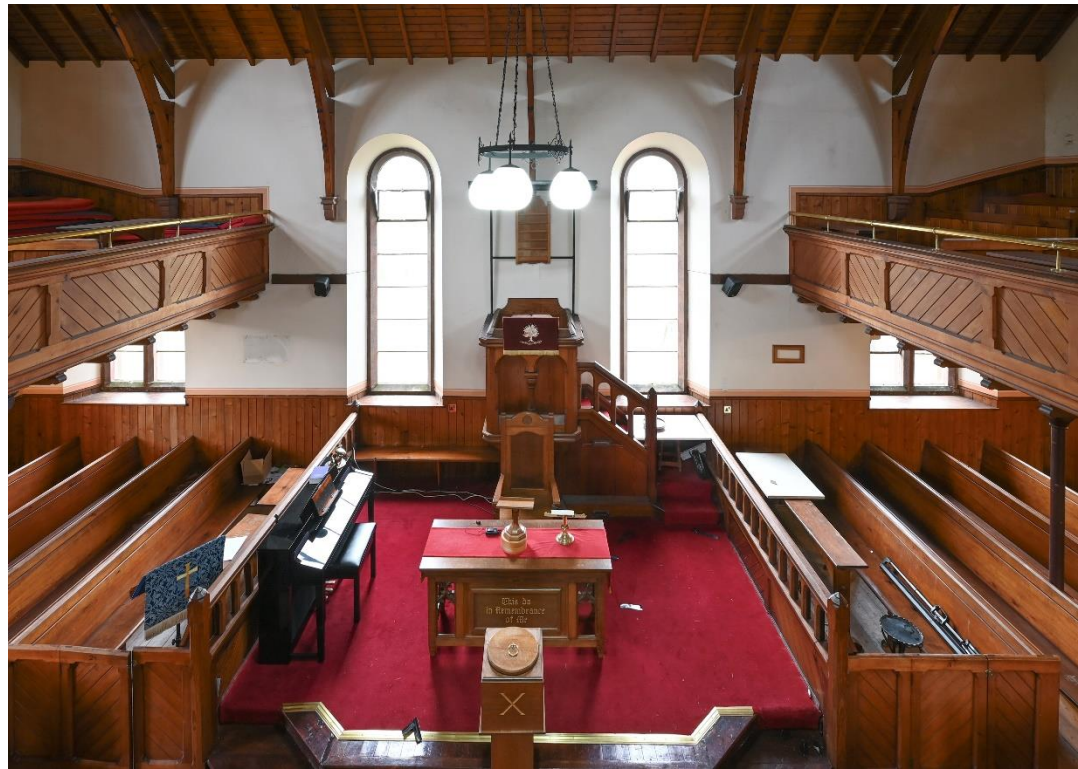
## EPC

Rating: G

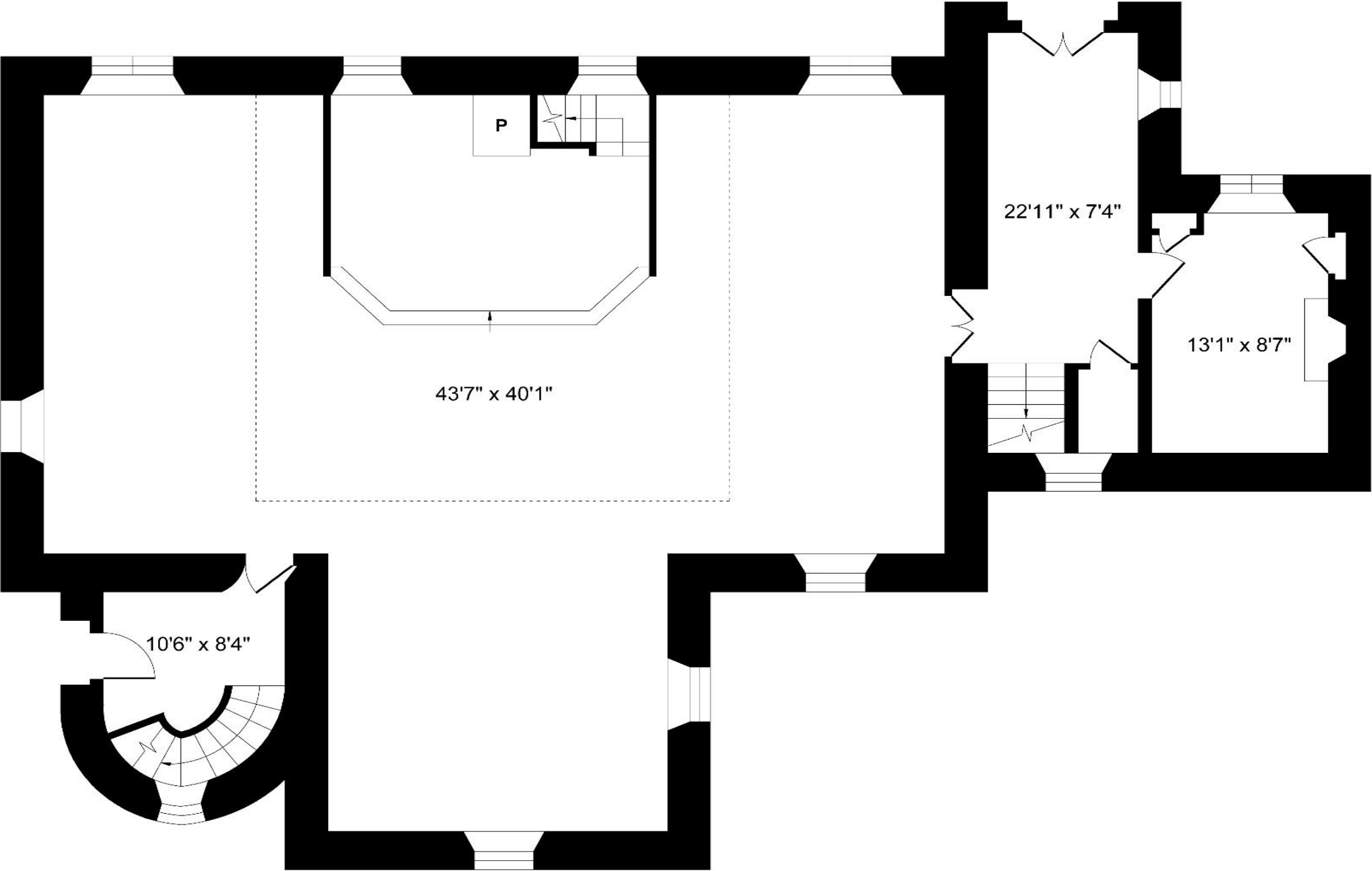
## Local Area

Beattock is a small village located in Dumfries and Galloway. The village is predominantly in residential use and ideal for rural living.

The town of Moffat is located less than a 10-minute drive away and offers various shops, hotels, pre-nursery, Primary and Secondary schooling, restaurants and sporting pursuits.



# Kirkpatrick Juxta Church



Ground Floor



## **Kirkpatrick Juxta Parish Glebe**

The land offered consists of a block of agricultural land that is currently split into three paddocks. It is attractively located within the village of Beattock.

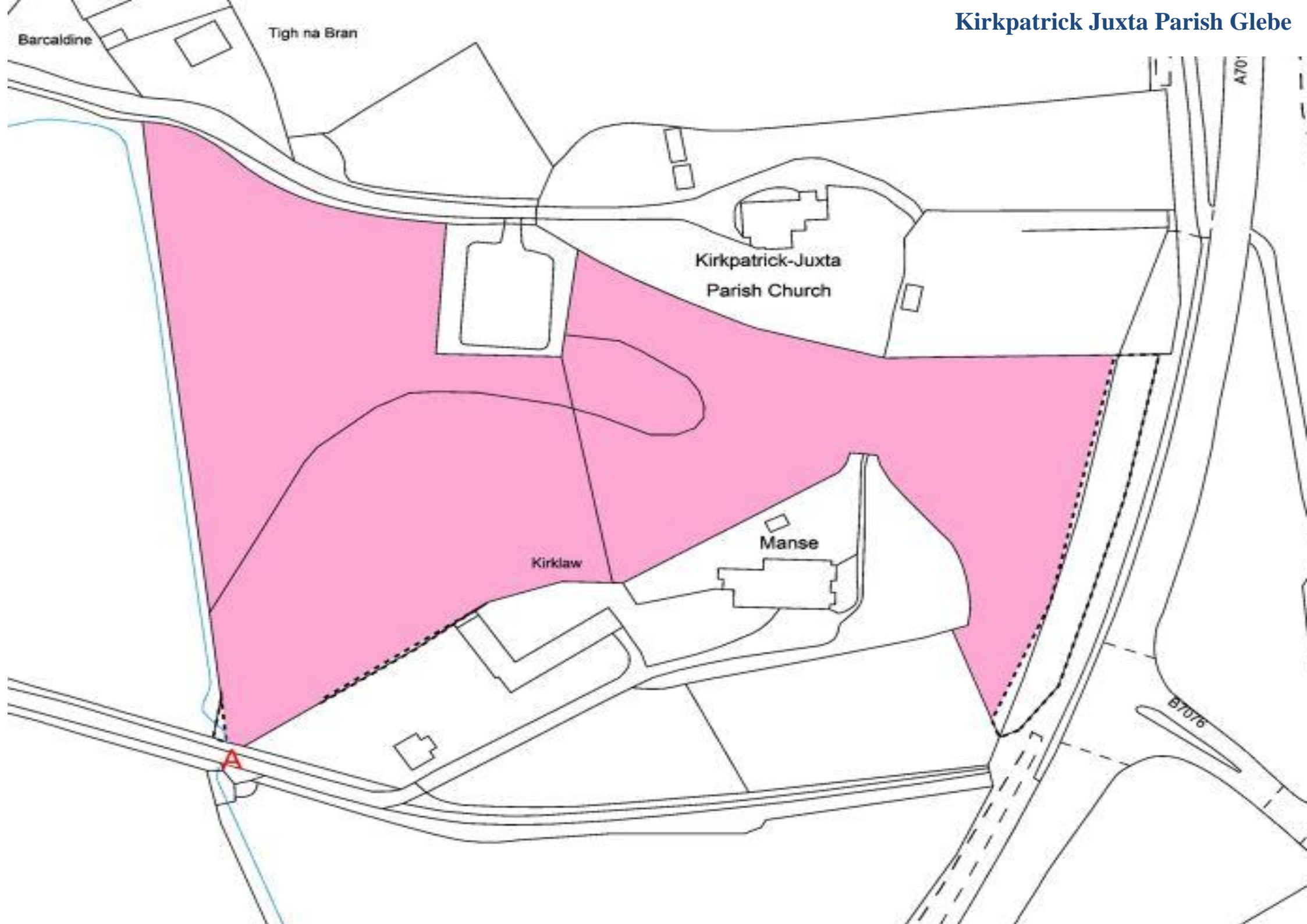
The land extends to approximately **4.40 Acres (1.781 hectares)** and boundaries are set out in a mix of traditional livestock fencing and the stone walls of the neighbouring church yard.

### **Condition of Sale**

Unless also purchasing the church car park, the purchaser of the Glebe will not be entitled to take access to the Glebe via the church car park. The purchaser of the Glebe will be required to remove the gate between the Glebe and the car park and replace it with a stockproof fence. Access to the Glebe will only be by the gate at point “A” on the plan.

The sale of the glebe may be subject to rights for the owners of the church and former manse to maintain and lay drainage, water pipes and other services across the Glebe.

In the event of planning permission being granted for development of the Glebe within 20 years following completion of the sale, an uplift payment of 75% of the increase in the value of the land will be made to the Seller. The potential uplift payment will be secured by a Standard Security and a Minute of Agreement.





## Offers

**Please note the seller may consider selling the property as two separate plots, depending on the offers received.**

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