



**Applegarth Church and 2 plots of land, Lockerbie, DG11 1SX**



## Property

Two storey detached church featuring stunning stained-glass windows and 2 plots of land located within the small parish of Applegarth, Lockerbie.

The property comprises:

Main church and mezzanine

## Church Area

Ground Floor: 145.38sq m, 1,565sq ft

Mezzanine: 24.43sq m, 263sq ft

**TOTAL:** 169.81sq m, 1,828sq ft

## Plot Area

Northern Plot: the total site area extends to 0.127Ha (0.32Ac) or thereby

Southern Plot: the total site area, reflecting the boundary positions outlined on the enclosed site plan, extends to 0.012Ha (0.03Ac) or thereby.

## Services

The church is connected to mains supplies of electricity only. Space heating is currently provided by a series of wall mounted electric radiant heaters. The Southern Plot previously contained portable welfare facilities and is therefore serviced by mains electricity and water

## Planning

The property is category B listed and 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. The graveyard is owned and maintained by the Local Authority.



## EPC

Rating G

## Local Area

Lockerbie is a small market town in the Dumfries & Galloway and is a great community town. A range of local amenities can be found such as a supermarket, hotel, gym, cafes, restaurants and bars. Schooling is available at Lockerbie Primary School and Lockerbie Academy.

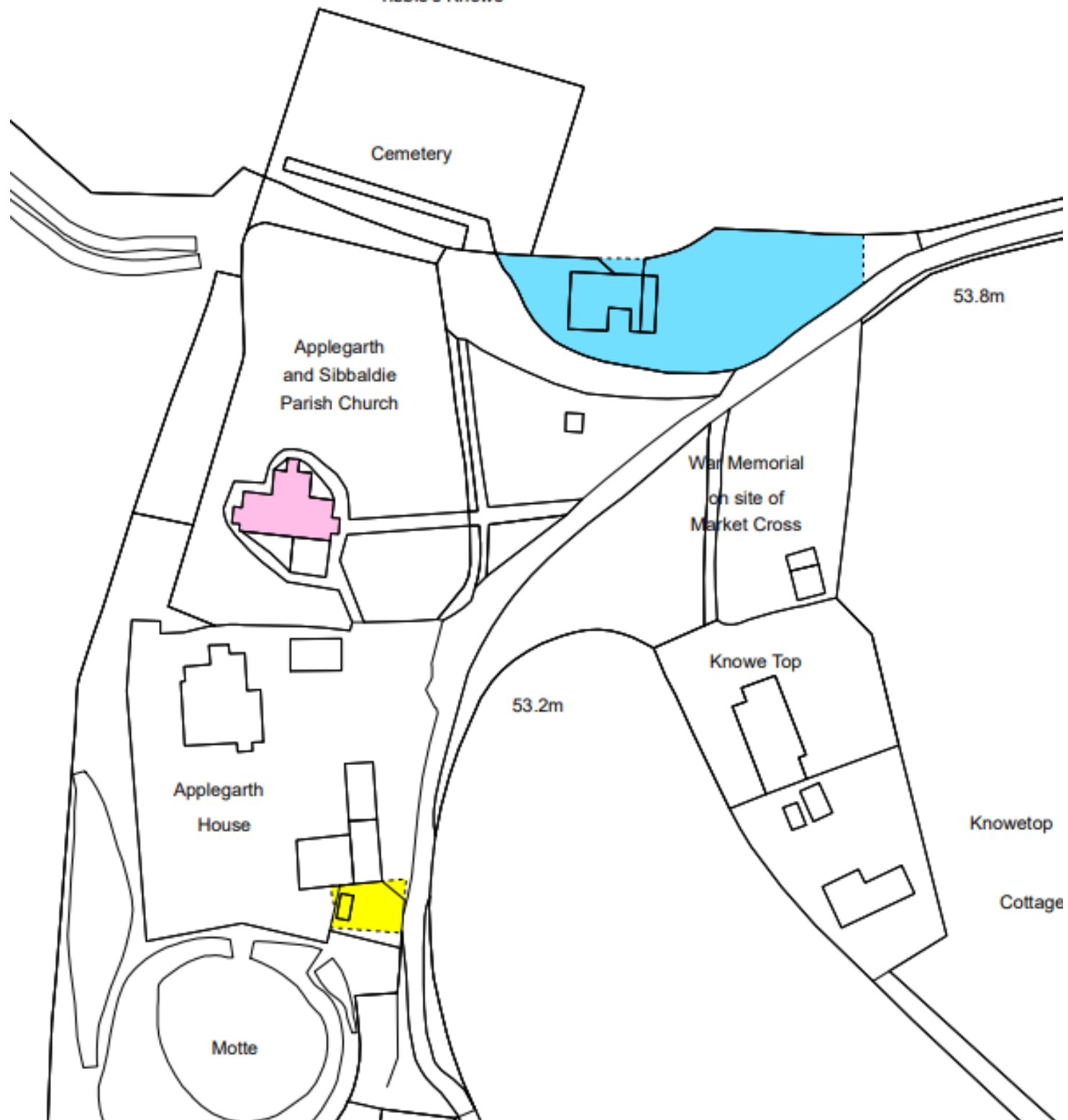
The town is bypassed by the A74 motorway, providing a good transport link both north and south, ideal for those commuting. Carlisle lies 22 miles to the south, with Glasgow around 72 miles to the north.







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# Offers

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



The Church of Scotland

Law Department

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Edinburgh

EH2 4YN

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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 SC014574