

# Hutton Church, Hutton, Scottish Borders, TD15 1TS



## Property

Church building located within the village of Hutton.

The property comprises:

Main sanctuary and office.

## Area

Church - 337.52 sq m, 3,633 sq ft

## Services

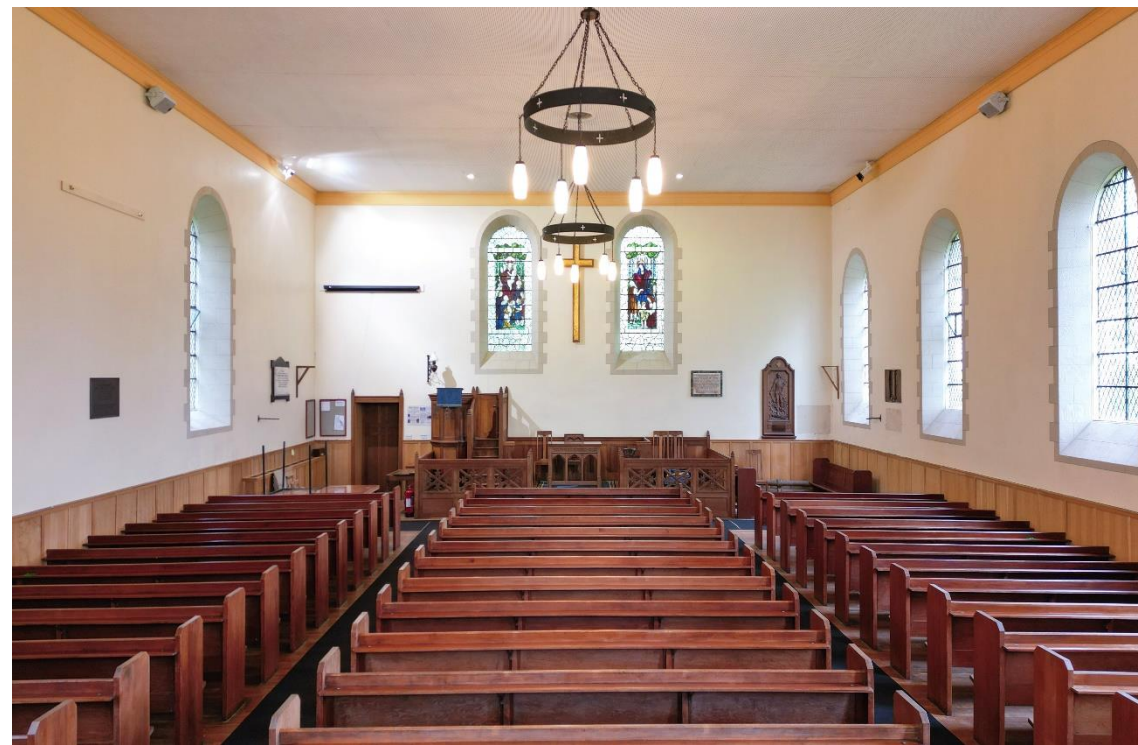
The property is connected to mains supply of electricity only. There is an oil-fired central heating system.

## 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. With planning consent, the building could be converted into a house or apartments.

## EPC

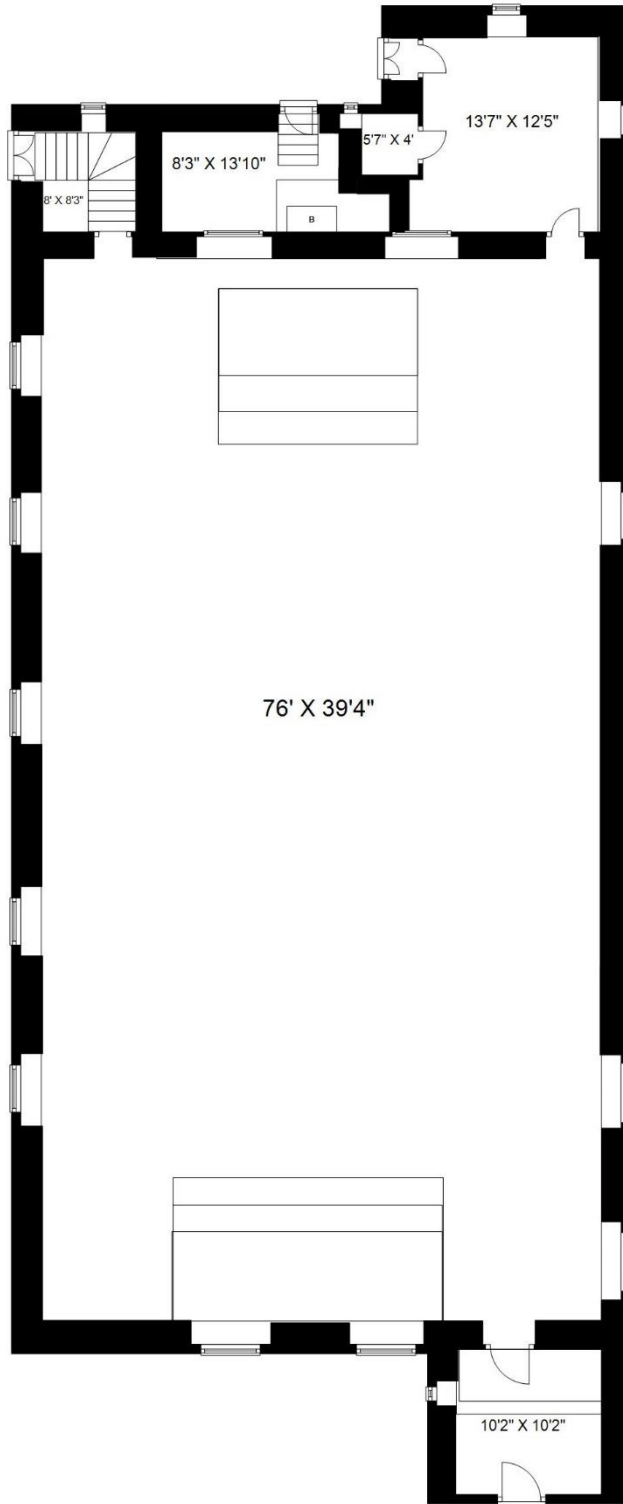
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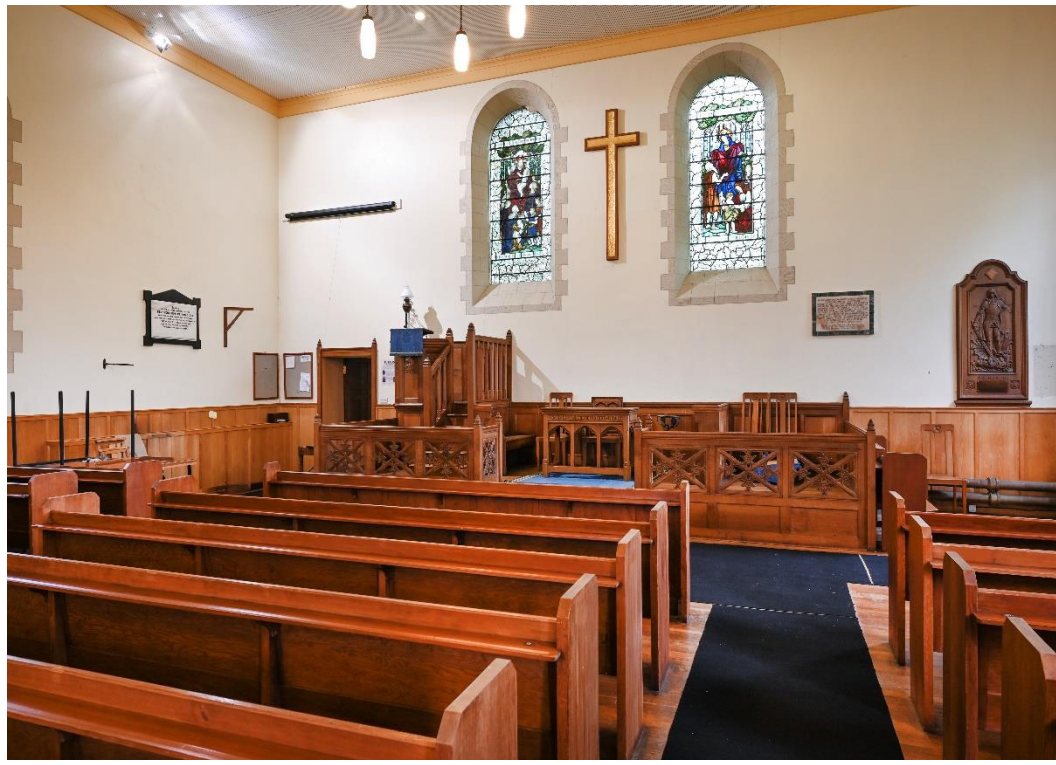


## Local Area

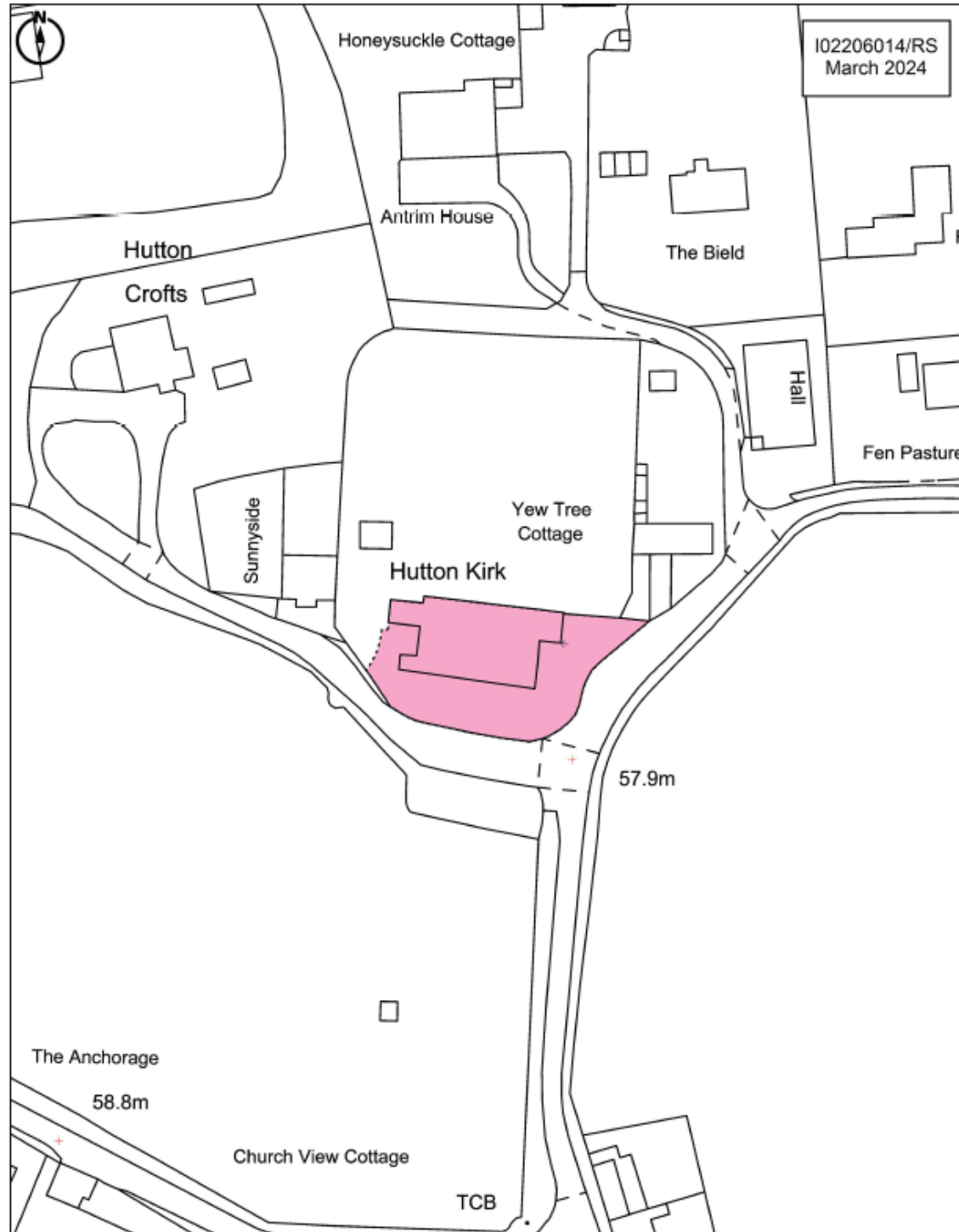
Berwick upon Tweed is the nearest town (approx 12 minute drive) and famed for its stunning architecture. It has a wide selection of amenities and is well serviced with local and national shops, five supermarkets and schooling for all ages including a private school at Longridge Towers. Hutton village is in the feeder zone for Chirnside Primary School and Berwickshire High School. The high school is in Duns, but children can also opt to go to Eyemouth High School. Duns and Eyemouth have numerous eateries, and easy access to scuba diving for some of the best coastline. There is a train station at Reston with substantial parking. By train, Edinburgh and Newcastle are less than an hour, and London is only 3 hours 40 minutes from Berwick.

GROUND FLOOR  
APPROX. 3816.5 SQ. FEET





# Hutton Church, Hutton, TD15 1TS



# 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

