



MOUSWALD CHURCH MOUSWALD DUMFRIES DG1 4LU

Charming traditional country Church in beautiful location with full Planning and Listed Building Consent for conversion into a two bedroom dwellinghouse. An elevated position gives spectacular views south to the Solway Firth, and west to Criffel.

**OFFERS OVER
£90,000**

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This traditional C(S) listed Church was built around 1816, although the site is believed to have been a place of worship as far back as the 13th century. It was remodelled by J M Bowie of Dumfries in 1929.

The building is of a rectangular shape with an octagonal bell tower with a single storey annex to the rear, all constructed in solid red sandstone with a pitched roof of Cumbrian slate.

The Church is located within the rural hamlet of Mouswald which is a small farming community lying approximately one mile inland from the Solway Firth. The Church is quietly located adjacent to the public road which forms part of the Galloway tourist route between Annan and Dumfries, and the property would therefore make an ideal holiday home, with excellent letting income potential. There are good transport links nearby with the A75 lying to the northwest, and easy access to the M74 and M6 heading north to the Central Belt and south to England.

ACCOMODATION

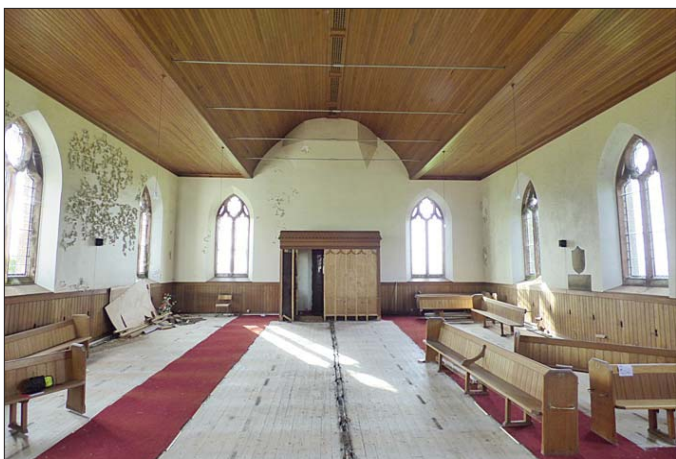
This comprises a large, bright sanctuary with chancel area, a separate vestry with storage and an entrance lobby with bell turret. Total floor area of the Church extends to 180.14 square metres.

PLANNING

Full Planning consent and Listed Building consent have been obtained for conversion to a dwellinghouse in a manner which is sympathetic to the character of the building. Details can be found on the planning portal of Dumfries and Galloway Council under reference 16/1340/FUL and 16/1339/LBC or by contacting the selling agents. The Purchaser will be expected to comply with the terms of these consents.

FITTINGS & FIXTURES

The fittings and fixtures remaining within the building, including the Gillespie Memorial stained glass window, will be included in the sale.



SERVICES

The Church is served by three phase mains electricity. The sellers have agreed servitude rights to lay in a water supply and drainage to a septic tank in the adjoining field. The Local Authority has indicated they would prefer the Church of Scotland local Trustees (Fabric Committee) to arrange for these works to be completed. The Fabric Committee will agree the cost of these works with the Purchaser. It will be for the Purchasers to make their own arrangements with Scottish Water as to connection cost.

EPC RATING – G

GROUNDS

The surrounding graveyard and mausoleum are in the ownership of the Local Authority. However, consent has been granted for the parking of two vehicles at the gate at the North Eastmost corner of the Churchyard. The Local Authority have indicated they would prefer the Church of Scotland local Trustees (Fabric Committee) to arrange for the parking area surface works to be completed. The Fabric Committee will agree the cost of these parking area surface works with the Purchasers. The other graveyard works permitted in the planning permission (widening the access gateway and adjusting the road verge) would be the responsibility of the Purchasers.

VIEWING

By appointment through the Church of Scotland Law Department on 0131 240 2263.

OFFERS

Offers are invited and should be submitted in writing to:-

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263 Fax 0131 2402246
Email: 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 in writing or by Email with the Law Department.

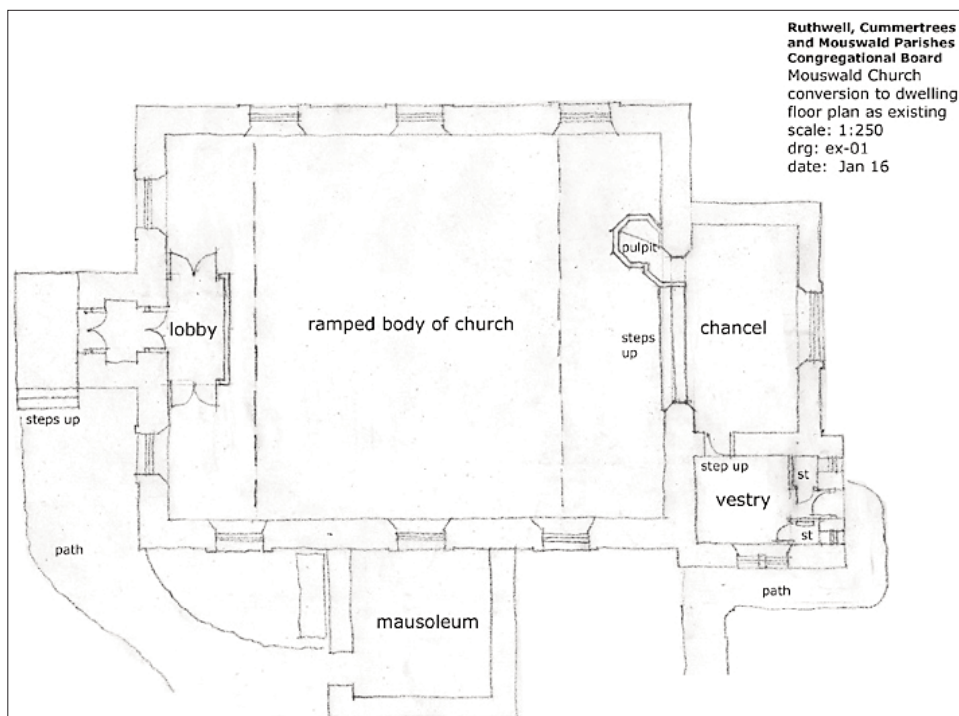
As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

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.

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

The Church of Scotland General Trustees Scottish Charity Number – SC014574.



The details presented have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.
DUMFRIES & GALLOWAY SOLICITORS PROPERTY CENTRE 14 Queensberry Street, Dumfries DG1 1EX. Tel: 01387 252684/254010. Fax: 01387 250585.