

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



Hollywood Church, Hollywood Dumfries DG2



Imposing red sandstone Church on the outskirts of the village of Hollywood, 4 miles north of Dumfries town centre. The Church, which dates from 1779, is a Category B Listed building built to a T-plan with a square tower on the south elevation. The roofs are timber framed, pitched and slated with the exception of the roof over the tower which is flat. The building presents an excellent opportunity for conversion, subject to obtaining the usual consents, to a unique dwelling house with splendid rural outlook in this attractive part of Scotland within easy travelling distance of the M6/M74 corridor.

The Church is situated in the Churchyard which is in the ownership of Dumfries & Galloway Council. The area of land for sale is only that on which the building sits and not any of the surrounding Churchyard.

The village of Hollywood links with Dumfries via the A76. Dumfries is a University town in the Southern Uplands, close to the Solway Firth. There are good transport links north and south from Dumfries including a main railway line linking Glasgow with Carlisle. Dumfries is within commuting distance by road or rail to Carlisle (35 miles), Glasgow (70 miles), Edinburgh (78 miles) and Stranraer (70 miles).

OFFERS OVER £35,000

MRS JANETTE SWILSON, LL.B., N.P.
Solicitor of the Church

LAW DEPARTMENT
121 George Street
Edinburgh EH2 4YN
Tel: 0131 240 2263 Fax: 0131 240 2246
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MISS MARY E MACLEOD LL.B., N.P.
Depute Solicitor



ACCOMMODATION

Ground floor

Two porches, vestibule (14.37 sq m. or thereby)

Main Hall (167.16 sq. m. or thereby)

First floor

Landing/meeting room (40.83 sq m. or thereby)

Outbuildings

The original hearse house is a small stone store, adjacent to the public road, which could be used for storage or converted into a garage, subject to the necessary consents being obtained.

Services

The property has an electricity supply; there is no mains water or any drainage system. There is an Energy Performance Certificate available for this building.

Fixtures and Fittings

The Seller reserves the right to remove the ecclesiastical fixtures and fittings including, without prejudice to the foregoing generality, the pulpit, pews, War Memorial plaques and the church bells. The Seller will take reasonable care in the removal of these items but will not be bound to make good any damage caused by their removal.

Planning

The property is Listed (Category B) and in response to enquiry the Planning Officer at Dumfries & Galloway Council has confirmed that the preferred alternative use would be as a house. The Church currently falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997 which permits the building to be used, without the necessity of applying for Planning Permission, for religious purposes, as a Creche, Day Nursery or Day Centre, for the provision of education, display of works of art, as a public or exhibition hall, public library, reading room or as a museum.

Interested parties are invited to discuss their proposals with Dumfries & Galloway Council Nithsdale Area Planning Office on 01387 260175.

The Council has previously indicated that it would, in principle, be willing to dispose of some land in the churchyard immediately surrounding the Church but this would have to be the subject of separate negotiation with Dumfries & Galloway Council Strategic Property Services.

Entry

Early entry available.

Viewing

By appointment - please telephone 01387 249964.

Offers

Offers over £35,000 are invited for the Church and should be submitted in writing to:-

Church of Scotland Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: properties@cofscotland.org.uk

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

**The Church of Scotland General Trustees - Scottish
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(ea352)

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 e-mail 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 received.

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 regard to all matters prior to submission of offers