

# THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



## **Johnstone Church, Johnstonebridge, Dumfriesshire DG11 1ES**



The property is a substantial Grade B Listed Church dating from around 1733, located in an attractive rural setting. The Church is set within a graveyard that is owned by Dumfries & Galloway Council. The graveyard is no longer in use and is maintained by the Council. A small part of the Churchyard forms the site of the former Annandale vault owned by the Earl of Annandale. In addition to the Church, an area of ground extending to 0.21 acres is included, as shown on the plan, and could be used as the site of a septic tank, car parking and amenity ground if the Church is converted, subject to all necessary consents being obtained.

The main walls of the building are of solid stone construction, generally strapped and dry lined internally. The roofs are predominately pitched, timber framed and slate clad although flat felt roofs extend above the entrance porch, inner hall and vestry. The windows are timber framed and single glazed.

The property is surrounded by an agricultural landscape and enjoys views over the adjacent river Annan. The small village of Johnstonebridge lies approximately 2 miles to the north and there are good local road connections to the nearby towns of Moffat, Lockerbie and Dumfries. A local link to the A/M74 also provides ready access to the motorway network both north and south and easy access to the West Coast mainline rail network via Lockerbie and Carlisle.

### **Offers Over £50,000**

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

**LAW DEPARTMENT**  
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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:-

The accommodation comprises:

**Open fronted porch (1.35m x 1.38m)**

**Entrance Hall (4.04m x 1.95m)**

Flagstone floor.

**Vestry (3.67m x 2.80m)**

**Church (15.8m x 7.86m and 8.52m x 5.90m)**

Part flagstone floor.



Inner passage leading to stairway and upper floor accommodation comprising:

**Landing (4.40m x 1.60m)**

**Office (4.40m x 2.96m)**

**Former Balcony/Store (8.55m x 3.1m)**

### Outbuildings

Outbuildings include 2 integral stores with external access. These compartments could be incorporated into the main body of the building in respect of any proposed future redevelopment. Small cellar store/boiler room with external access.

### Services

The property is served by mains supplies of water and electricity. There is no foul drainage system connected to the property.

### Planning

The Church is a Grade B Listed Building.

Dumfries & Galloway Structure Plan Policy D4 requires that proposals for a new housing development in the countryside must meet one or more of 5 possible criteria. One such acceptable category of development, according to the Area Planning Manager, is the change of use and alteration of traditionally built agricultural or other building to a dwelling house without substantial rebuilding or extension of the original building.

The Church may therefore, in principle, be suitable for conversion to residential use. It would have to be demonstrated that such conversion could take place without substantial rebuilding or extension of the original building, this being an essential requirement of structure plan D4, and that any internal or external alterations would not have an adverse effect on the character and appearance of the Listed building.

Any planning application would be assessed against Annandale & Eskdale Finalised Local Plan General Policy 58: Flood Risk and Development-new development proposals will be subject to consultation with SEPA to assess the flood risk- and General Policy 55: Archaeologically Sensitive Areas – in appropriate cases site investigation and recording may be required in advance of proposals or during construction work. The setting of monuments must be fully considered by all development proposals in these areas.

*Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and it will be for any purchaser to satisfy him or herself with regard to all matters prior to the submission of an offer.*

Interested parties are advised to discuss their proposals with Dumfries & Galloway (Annandale & Eskdale) Planning and Building Control Department, telephone 01576 205029.

### Fixtures & Fittings

The pulpit is included in the price. The pews have been removed.

### Entry

Immediate entry available.

### Viewing

Viewing by appointment. Please contact Mr Harry Smith Telephone 01387 811319.

### Offers:

Offers over £50,000 are invited and should be submitted in writing to:-

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### 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](mailto:properties@cofscotland.org.uk)

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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 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.

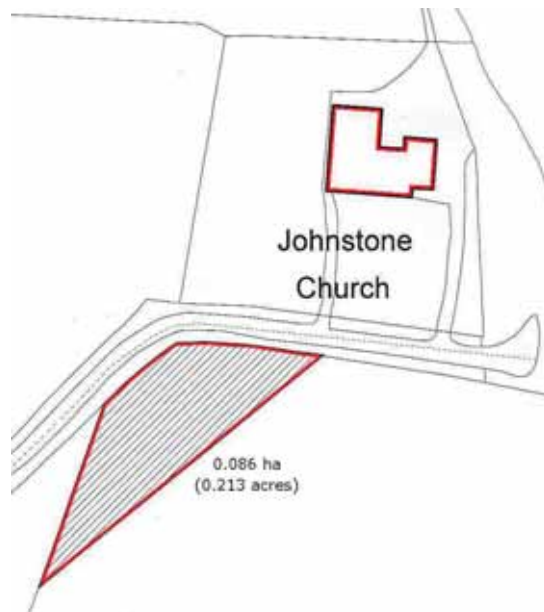
The sellers do not bind themselves to accept the highest or any of the offers received.

### Conditions of Sale

1. The subjects will be sold under burden of and there will be excepted from warrandice any existing rights of way, servitudes, wayleaves, water and drainage rights, however constituted, which may affect the same.

2. The Purchaser will erect a suitable stock-proof fence separating the subjects from other ground owned by the Sellers and forming the Johnstone Glebe, all to the Seller's satisfaction. The fence will be erected within 3 months of the date of entry and will be erected wholly on the subjects and thereafter be maintained, repaired and, when necessary, renewed, at the Purchaser's sole expense. If the Glebe is tenanted, the Purchaser will notify the Tenant of the work to be carried out.

A real burden to this effect will be inserted in the Disposition.



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