



Gretna Old Church Hall, Gretna Green, DG16 5EA

Property

Detached church hall dating back from the 1890s located within the village of Gretna Green. Set within good size grounds, the property presents a wonderful opportunity to purchase in a historic part of the country.

The town remains a popular destination for weddings and is in an excellent location, being very close to both the English border and the picturesque Dumfries and Galloway landscape.

The main building is of traditional stone construction with original stone finishes. Extensions have been built to the front and rear of the church over the years.

The property comprises an entrance reception/toilet area to the front with both ladies and gents. The main hall lies in the mid-section with suspended timber flooring. To the rear is the kitchen and small store.

Gross Internal Floor Area: 139.25 sqm

Grounds

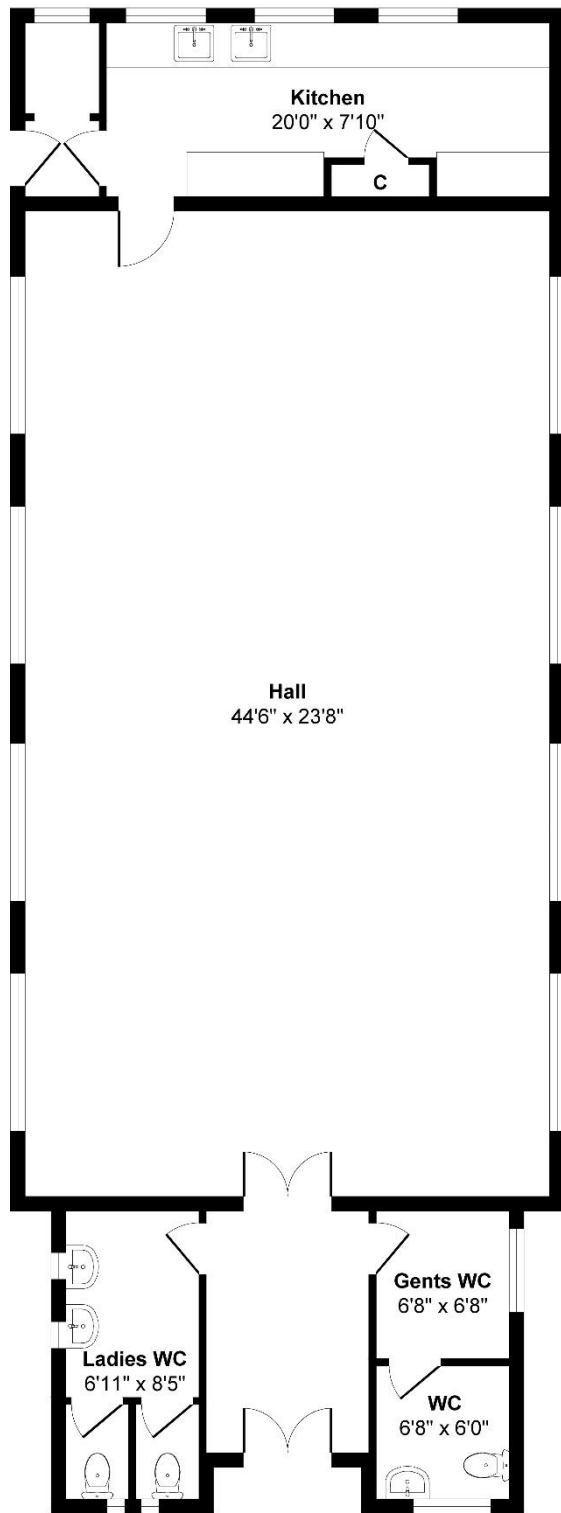
There are grounds to all sides of the hall with a good-sized car park to the front. A plan can be seen on page 3.

Services

The hall has mains electricity, drainage and water supplies.

EPC Rating- G







Planning

The church is not 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, hospitality and restaurant, retail space or community resource subject to obtaining appropriate consents.

Conversion to residential accommodation might also be possible, again subject to the usual consents.



Local Area

The property is situated close to the junction with Gretna Loaning within the centre of the settlement of Gretna Green. The surrounding area is a mix of residential and commercial properties including Gretna Green Blacksmiths shop, The Hazeldene Hotel and Stormont Hall.

Gretna Green is the closest settlement to the English border within Scotland and is a highly convenient location for access to the centre of Gretna where local amenities and services can be found, including Caledonia Park Outlet Centre, two Primary Schools, hotels, B&B's, Restaurants and more.

For commuters, Gretna has excellent access to the M74 North and M6 South which provides links with the major commercial centres of the region. In addition, the town has regular bus and train services.

Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent 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

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

