
THE CHURCH OF SCOTLAND
eaglais na h-alba
Crossmichael Church, Main Street, Crossmichael, Castle Douglas, DG7 3AU

Property

Crossmichael Church is a distinctive Category A Listed building occupying a prominent position within village of Crossmichael, overlooking the River Dee. Originally dating from approximately 1751, the building is arranged in a notable T-plan layout centred around a rare circular tower, a particularly unusual feature within south-west Scotland. The property comprises a substantial church building extending to provide a spacious main sanctuary together with ancillary accommodation including entrance areas, vestry facilities, WC accommodation and boiler room facilities. The church retains significant period character and architectural features reflecting its historic and ecclesiastical importance. The building sits within an established churchyard setting, although the graveyard itself is excluded from the sale.

Services

The property is understood to benefit from mains electricity and water supplies, with drainage believed to connect to the public sewer network. Heating is provided by an oil-fired system supplemented by electric heating. Interested parties should satisfy themselves regarding the condition and operation of all services and installations.

Planning

The property is currently used as a church and is understood to benefit from Class 10 (Non-Residential Institutions) use. The building's location, character and flexible accommodation may lend itself to a variety of alternative uses, subject to obtaining the necessary planning permissions, listed building consent and any other statutory approvals. Interested parties should make their own enquiries with Dumfries & Galloway Council Planning Department regarding any proposed change of use or redevelopment opportunities.



EPC Rating – G

Local Area

Crossmichael is an attractive village situated on the east side of the River Dee in the heart of Dumfries and Galloway. The village benefits from a strong community identity, has its own shop, post office, pub and primary school and enjoys easy access to the thriving market town of Castle Douglas. The surrounding area is renowned for its scenic countryside, outdoor recreation and tourism opportunities, including sailing, fishing, walking and cycling routes around the River Dee, Loch Ken and the wider Galloway Forest. The combination of rural character, accessibility and natural beauty makes Crossmichael an appealing location for a variety of future uses.









Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

The Church of Scotland
Law Department

121 George Street
Edinburgh
EH2 4YN
Telephone: 0131 240 2263
Email: properties@churchofscotland.org.uk



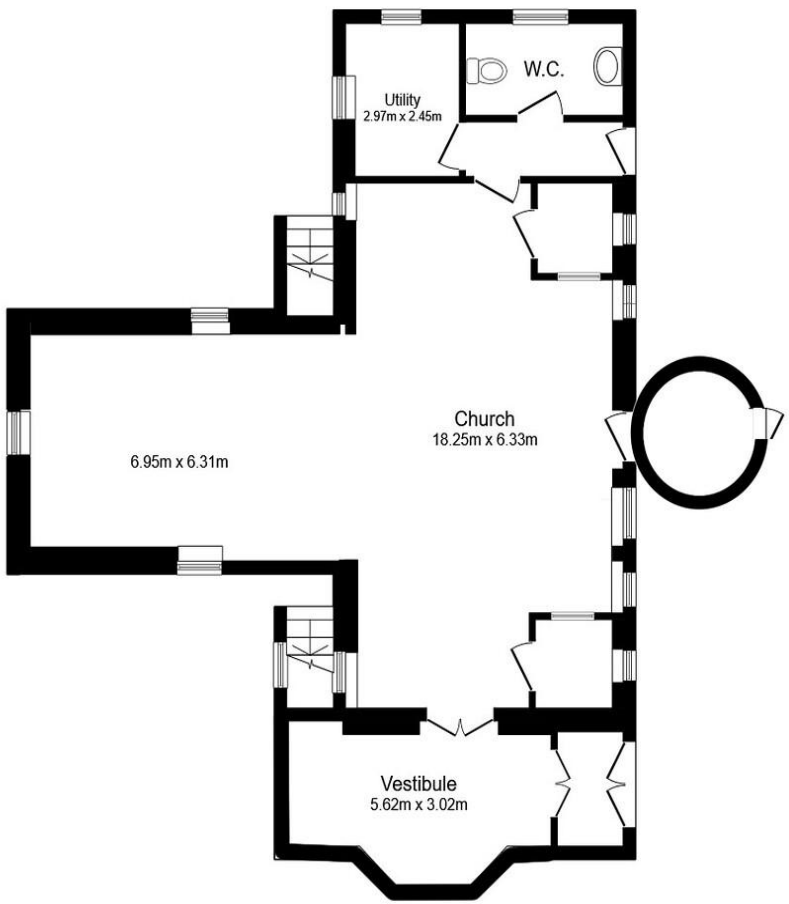
It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

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

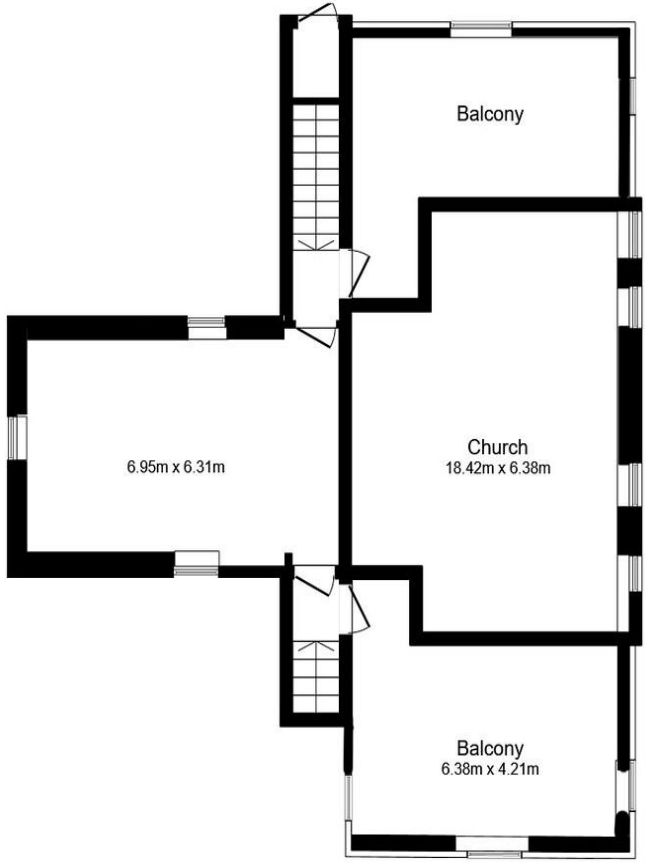
The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct, they are not warranted on the part of the sellers and prospective purchasers will need to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574



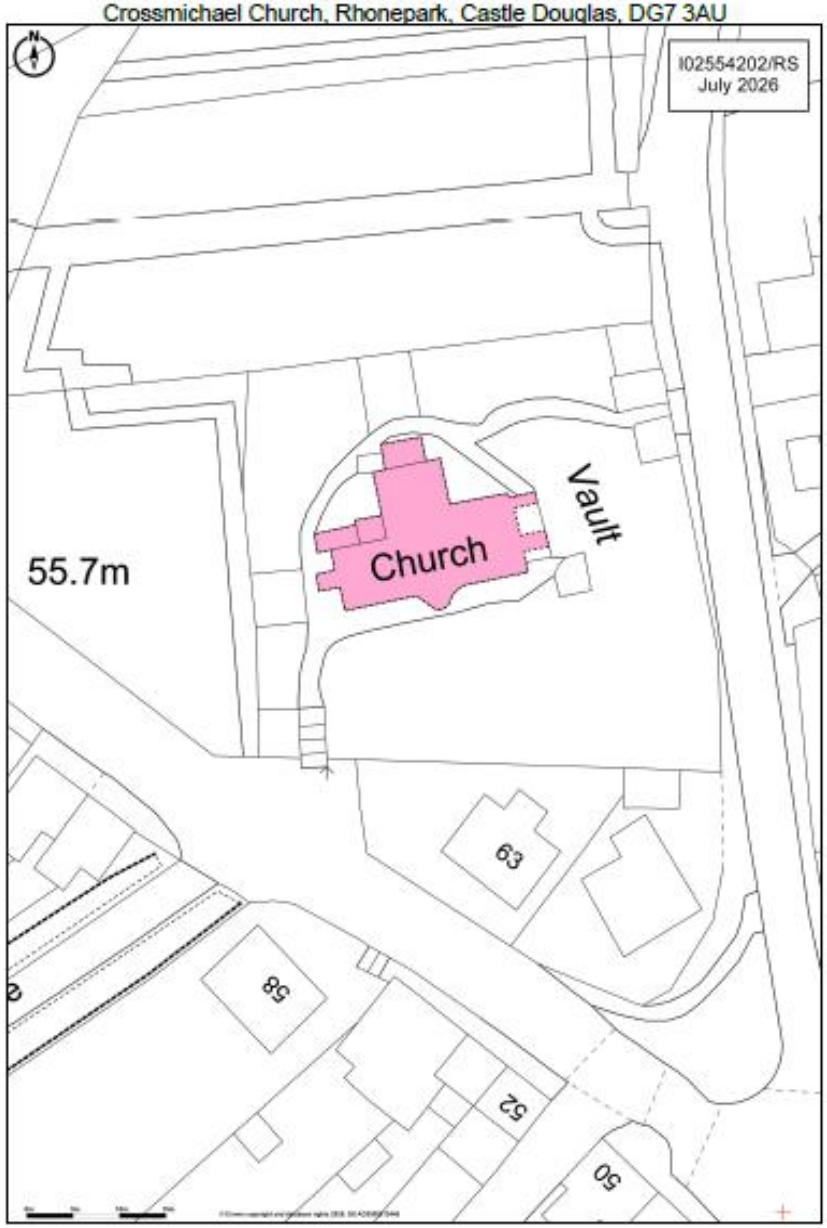
Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Crossmichael Church, Rhonepark, Castle Douglas, DG7 3AU



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