

Torthorwald Church, Torthorwald, Dumfries, DG1 3QA

Property

Torthorwald Church is a charming, detached B listed property occupying an elevated position on the south-eastern edge of the village of Torthorwald. Constructed circa 1782 and extended in the late 19th and 20th centuries, the property extends to approximately 2,343 sq. ft and comprises a traditional worship space together with ancillary accommodation including a vestry, kitchen, accessible toilet, entrance hall and lower ground floor boiler room. The building is arranged in a T-plan formation and retains a wealth of traditional architectural features including arched windows, stained-glass elements, timber pew seating, decorative cornicing, a bellcote, slate roofs and original stone detailing. The church enjoys an attractive setting within the historic village cemetery and benefits from views towards Dumfries and the Solway Coast.

Services

The property is understood to benefit from mains electricity and water supplies. Drainage is believed to be via a septic tank. Space heating is provided by an oil-fired boiler serving radiators and radiant heating pipes, whilst hot water is supplied by an electric water heater.

Planning

The B listed property is currently used as a church and is understood to benefit from Class 10 (Non-Residential Institutions) planning use. The property may offer potential for a variety of alternative uses, subject to obtaining all necessary planning consents and approvals.

The property contains war memorials which the sellers reserve the right to remove.

Potential future uses may include community, cultural, educational, leisure or residential conversion, subject to detailed investigation and the relevant statutory consents. Purchasers should make their own enquiries with the Local Planning Authority regarding proposed uses.



EPC Rating – G

Local Area

Torthorwald is a small and attractive village situated approximately 4.5 miles east of Dumfries. Dumfries is the principal town within Dumfries & Galloway and provides an extensive range of shopping, leisure, educational and professional services. The town benefits from strong transport links via the A75 trunk road, connections to the M74 motorway network and rail services linking to the wider national network. The village occupies an elevated position overlooking the surrounding countryside and benefits from a peaceful rural setting whilst remaining conveniently accessible. Nearby amenities include a village hall, public playing fields, play park, hotel, vehicle repair garage and the historic ruins of Torthorwald Castle.









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.

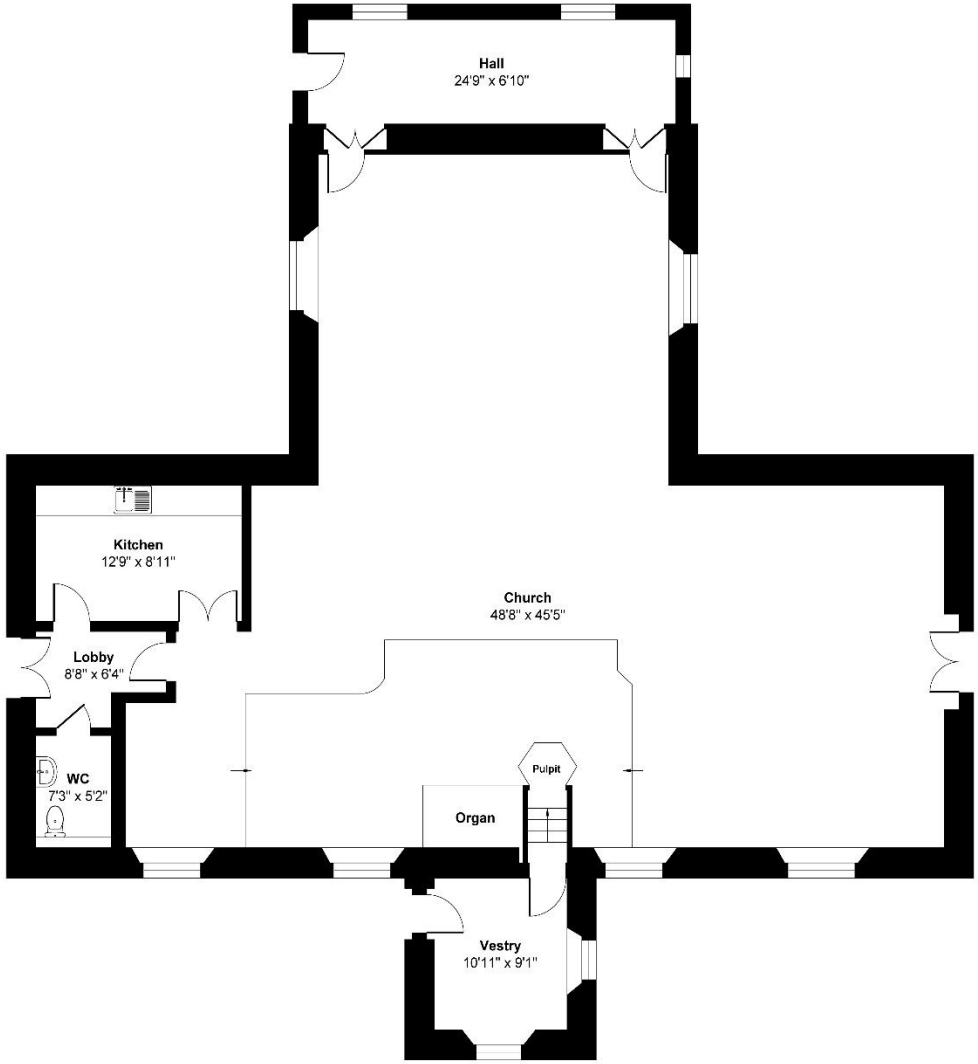
The sellers do not bind themselves to accept the highest or any of the offers they receive.

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





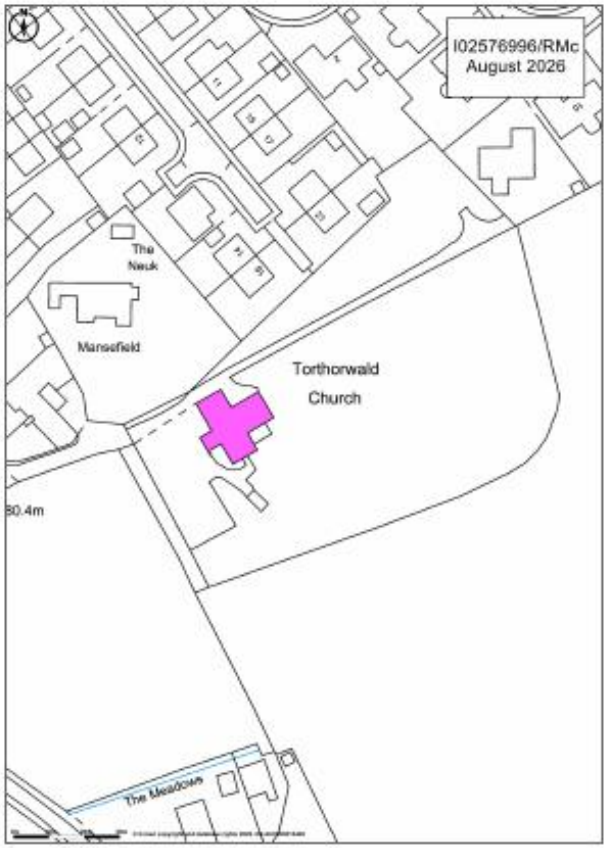


Ground Floor

Approx. Gross Internal Floor Area 2360 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY
All measurements and fixtures, including doors and windows are approximate and should be independently verified
Produced by Elements Property

Torthorwald Church U60n From C15n To Torthorwald Church,
Torthorwald, DG1 3QA



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