



Monigaff Church, Newton Stewart, DG8 6SH

Property

Impressive B listed church located in a quiet residential coastal town.

The historic church was built in 1836 to a Gothic Revival design and comprises of a small entrance transept that has been converted into a kitchen, together with two entrance vestibules, a meeting room/vestry and horseshoe balcony.

Ground floor: 3,568 sq ft

Balcony: 1,835 sq ft

Total: 5,403 sq ft

Please note: The standing stones are not included in the sale access will need to be provided to enable the standing stones to be removed in due course.

Services

The property is connected to mains supplies for electricity and water.

Grounds

The site extends to the footprint of the building only- there are no grounds included. The surrounding graveyard is owned and maintained by the local council.

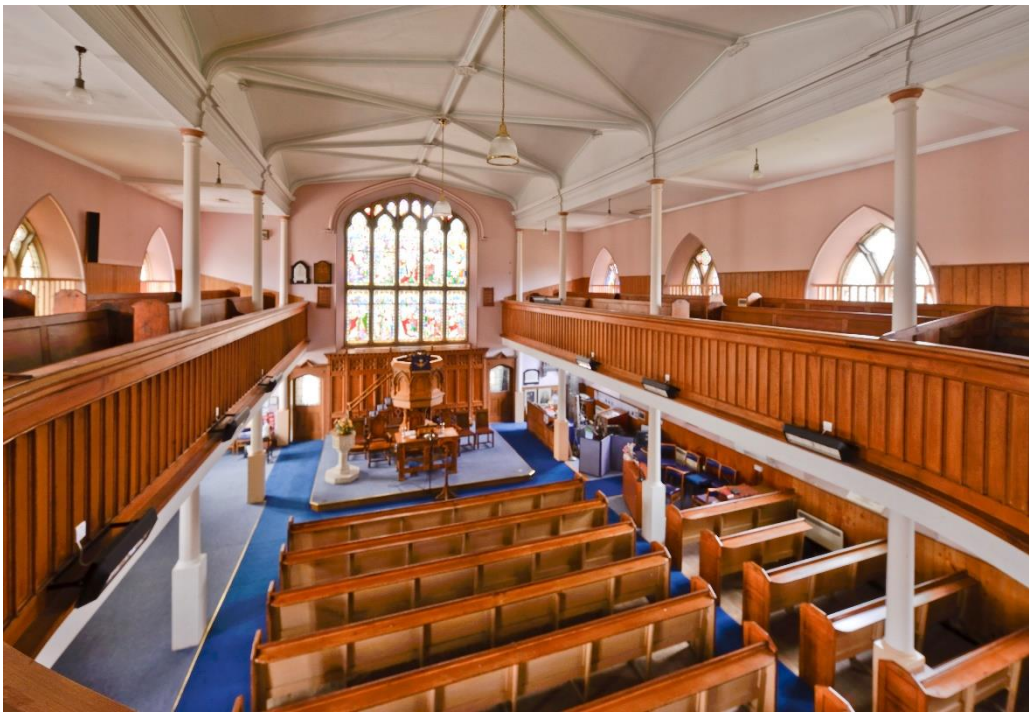
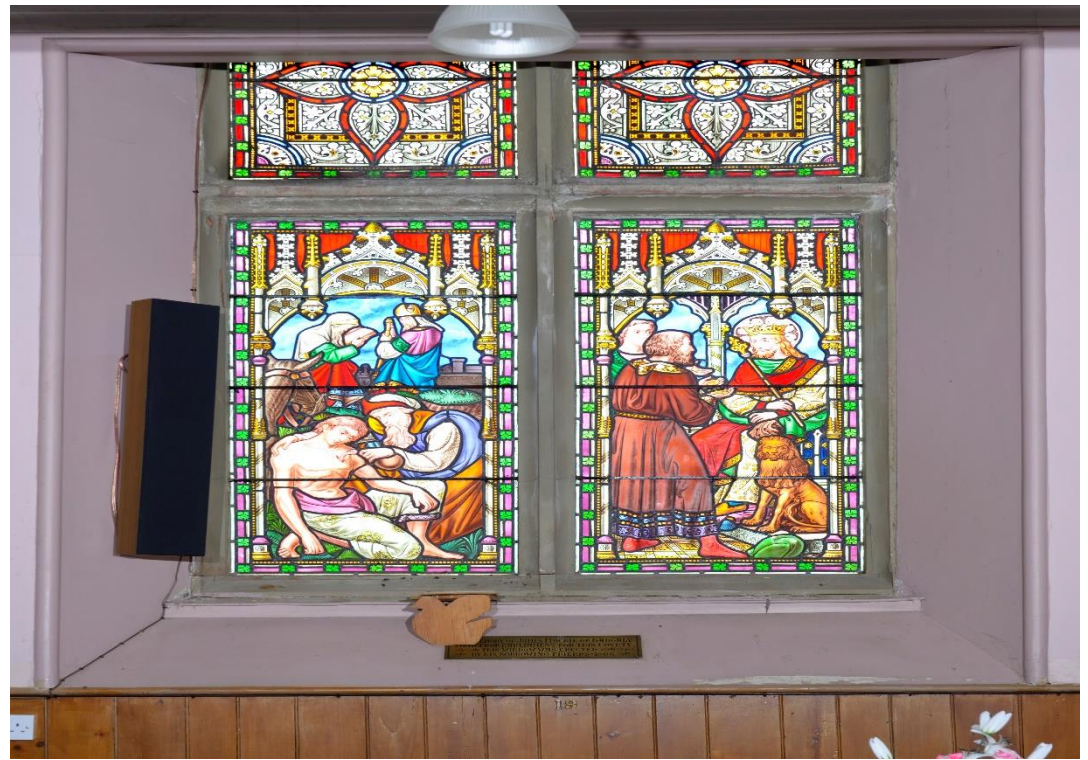
Planning

The subject property comprises part of a Category B Listed Building and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. In addition to its current use it could be a day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use. The property may be suitable for redevelopment for residential use subject to the necessary consents being obtained but interested parties are advised to satisfy.



Local Area

Minnigaff is a small residential settlement forming part of Newton Stewart which is located within the Dumfries & Galloway council. Newton Stewart is a small market town and the main amenities include a primary and secondary school, supermarkets, leisure centre and cinema. Monlgaff is separated from Newton Stewart by the river Cree a road /footbridge links them both. Monigaff also has a primary school, health centre and a golf course among other things.



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.



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

Monigaff Church

