



Dolphinton Hall, Dolphinton, West Linton, EH46 7AB

Property

Non-listed hall positioned in the heart of Dolphinton.

The property comprises:

Entrance vestibule leading through to the main church hall which has a kitchen facility off with a number of small storerooms and a staff WC facility. There are a further 2 blocks of ladies and gentlemen WC facilities.

The sale benefits from land and parking surrounding the property as outlined on page 3.

Area

Total Church Hall: 172.49 m² (1,857 ft²)

Services

The property is connected to mains supplies of water and electricity. Drainage **TO BE CONFIRMED**.

The property has electric panel radiators throughout which are a mixture of newer and older units.

Planning

The property is not listed, and could be used, without the necessity of obtaining change of use consent, as a Creche, day nursery, day centre, educational establishment, museum or public library. It also has potential for a variety of other uses, such as retail, commercial or community uses, subject to obtaining the appropriate consents. Conversion to residential accommodation might also be possible, again subject to the usual consents.



EPC

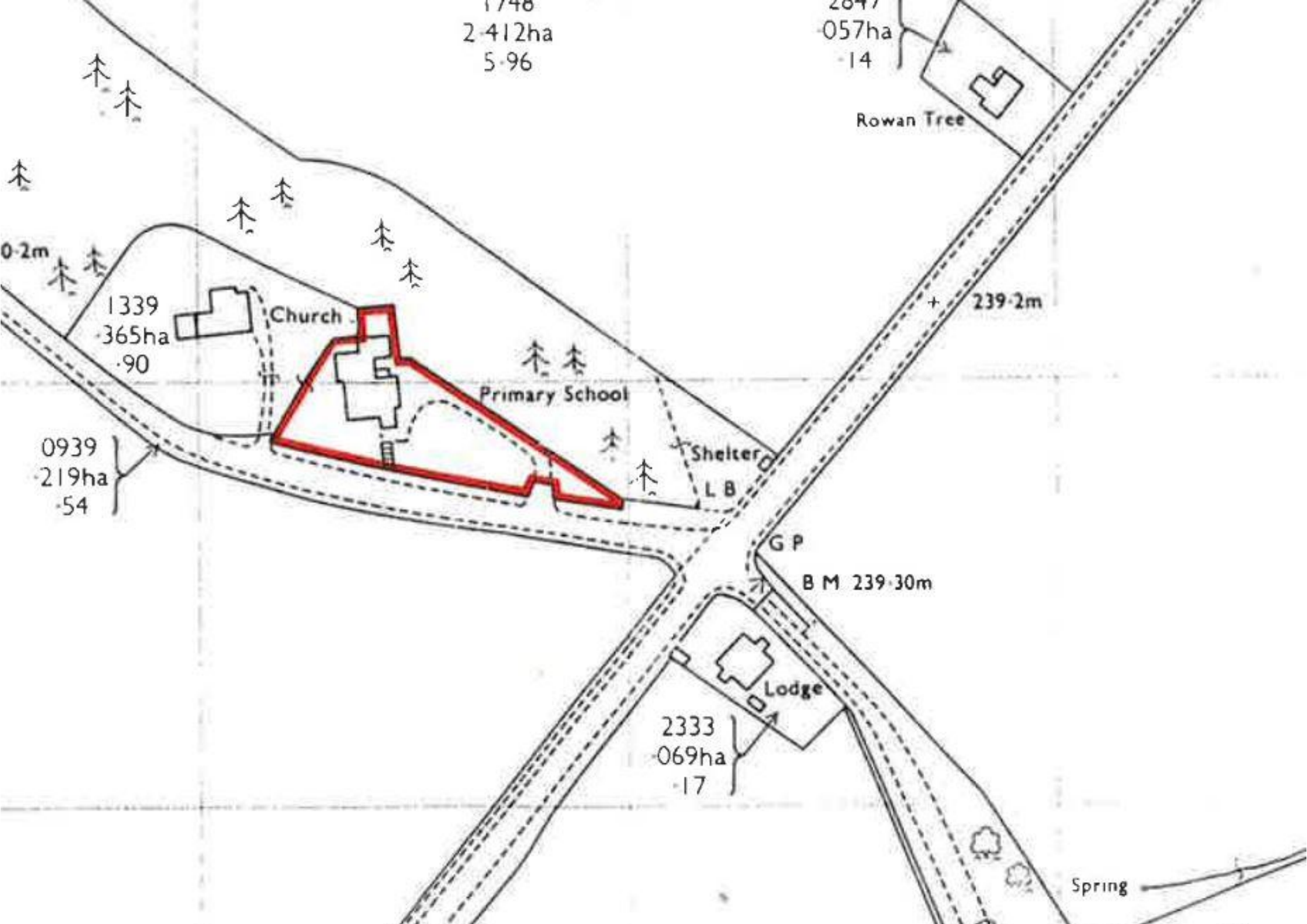
Rating: C

Local Area

Dolphinton is a village in the Scottish Borders council area.

Local amenities can be found in West Linton (4.5 miles from the hall) and Biggar (7.6 miles from the hall) and include: Convenience stores, health centre, post office, restaurant, hairdressers, nursery, primary and secondary schooling.

The A702 easily connects you to nearby cities and towns.





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

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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 require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

