



Maxton Kirk, Maxton, TD6 0RN

Property

Traditional church surrounded by countryside backdrops.

The property comprises: two entrance foyers, vestry, two mezzanine galleries, worship area and a WC.

Please note the property comprises the footprint of the building only. The graveyard is owned and maintained by the Local Authority.

If required by a purchaser, a small area of additional land may be made available for parking, bin storage etc.

Area

Church 134.74 m² (1,450 ft²)
Mezzanine Galleries 28.83 m² (310 ft²)
TOTAL 163.57 m² (1,760 ft²)

EPC

Rating: D

Services

The property is connected to a mains supplies of water and electricity. Drainage goes into the main public sewer.

The property benefits from an electric heating system throughout.

Planning

The B listed building 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, retail space or community resource subject to obtaining appropriate consents.



Local Area

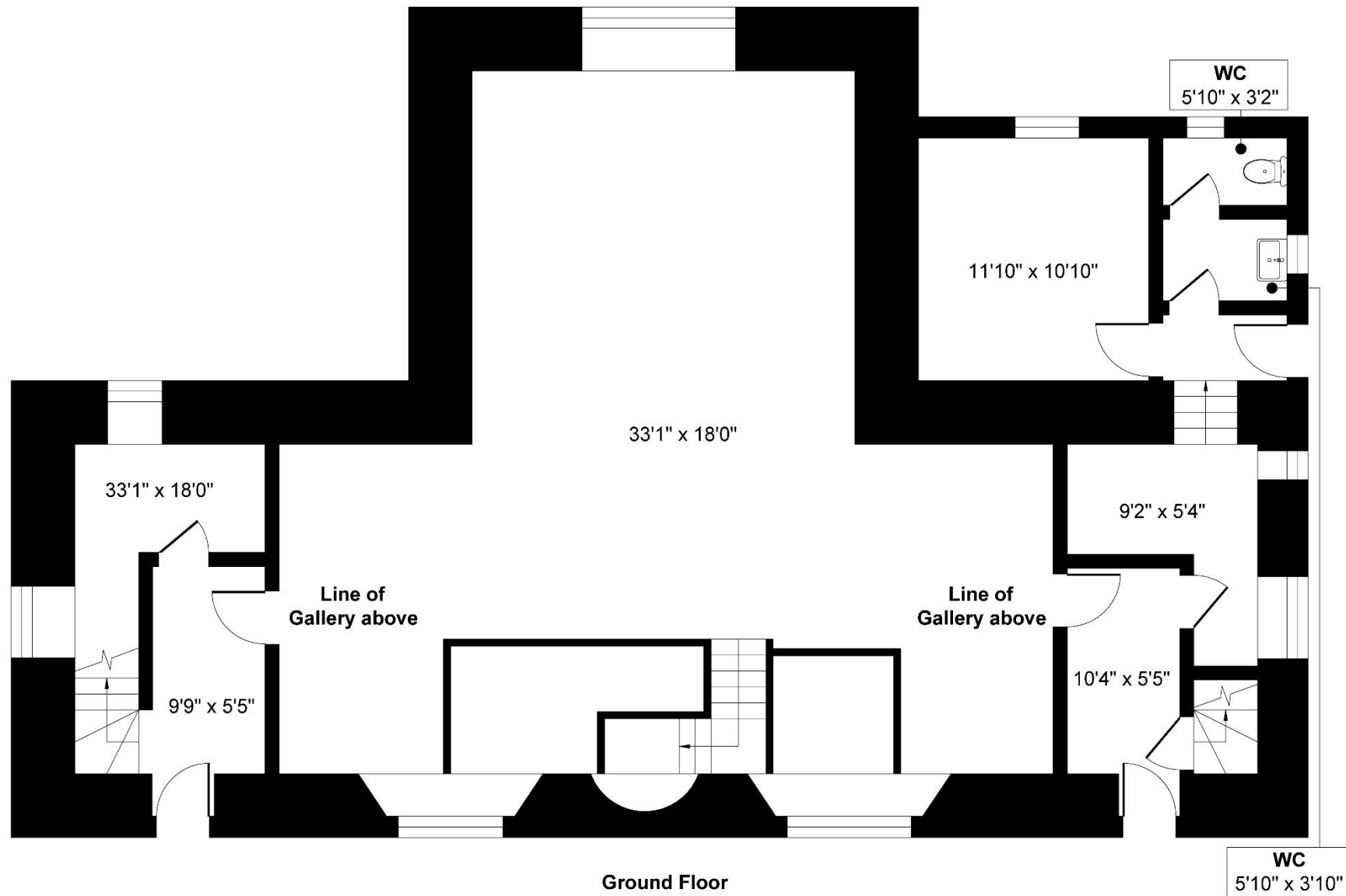
Maxton is a peaceful hamlet located less than 2 miles from St Boswells.

Local amenities within St Boswells include: Café, award-winning bookshop, public house, butchers, vets and convenience stores. Schooling can be found at St Boswells Primary and Earlston High school.

St. Boswells sits off the A68 which is the main route between Edinburgh to the North and Newcastle to the South, with International airports located in these cities.



Maxton Church



Approx. Gross Internal Floor Area 1551 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

Offers

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

