

FOR SALE BY ONLINE AUCTION

STORE / REDEVELOPMENT

Auction Date: 04.12.2025

Single-storey detached former church
& private garden ground

Quaint village setting with easy access
to national road network

GIA: 158.83 sq.m. (1,710 sq.ft.)

Scope for alternative commercial use
and residential conversion (STC)

Guide Price: £20,000



VIDEO TOUR



WHAT 3 WORDS



OLD FREE CHURCH, DALTON, LOCKERBIE, DG11 1DS

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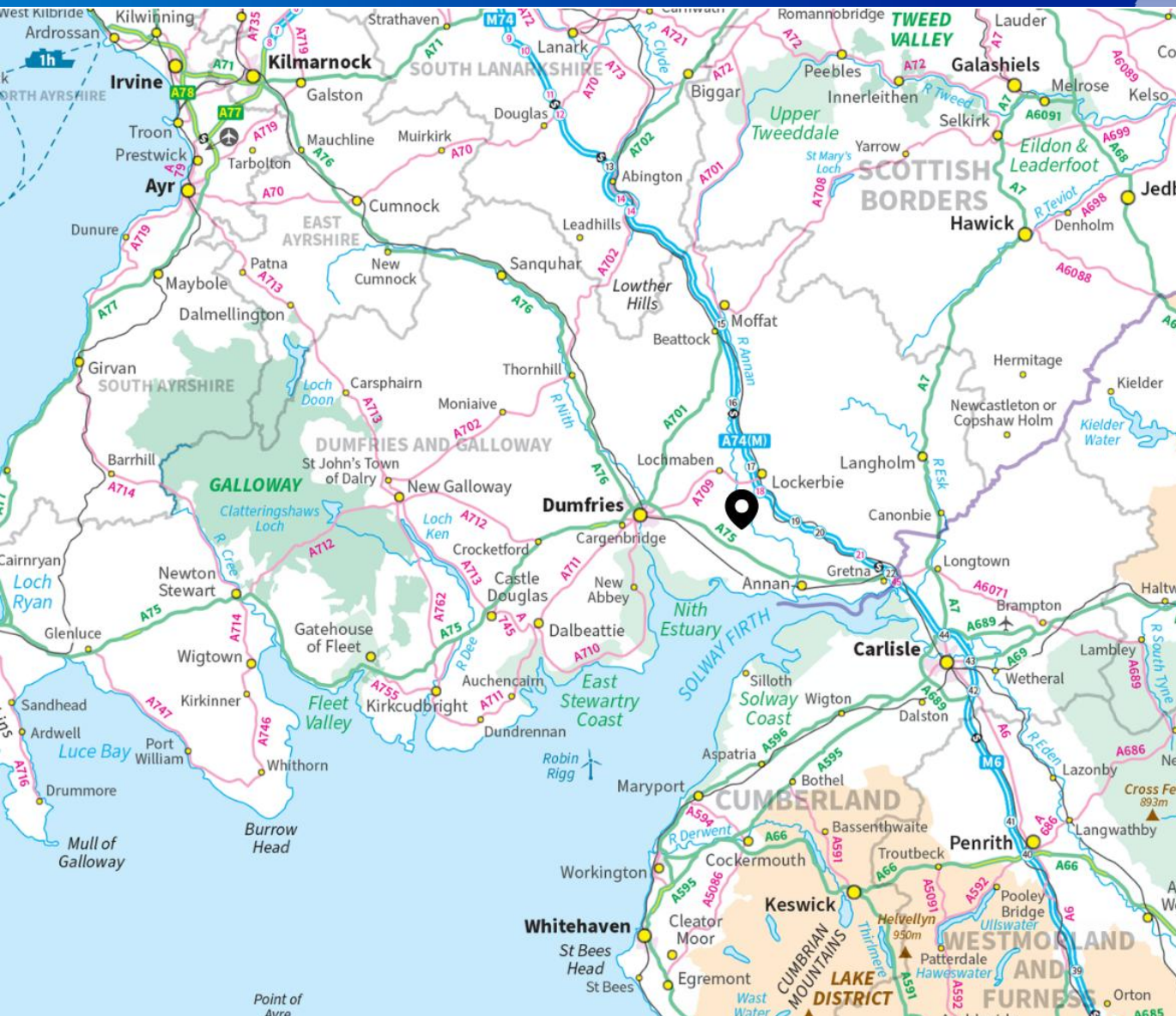
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Location

OLD FREE CHURCH, DALTON,
LOCKERBIE, DG11 1DS



The property occupies a semi-rural position at the edge of a quaint village, with easy access to the national road network.

The village of Dalton is situated within Dumfries & Galloway and is set on the B725, at its junction with the B7020.

Surrounding properties are generally is residential or agricultural use.

Nearby commercial properties include the Thai Orchid restaurant, Ninefold rum distillery, Carrutherstown Primary School, Caulders Garden Centre, and Hetland Hall Hotel.

The subjects front the B7020 and benefit from an outlook over open countryside.

For the avoidance of doubt, the adjacent cemetery does not form part of the sale.

Main amenities can be found within the nearby towns of Lockerbie (5 miles) and Annan (7 miles).

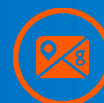
The regional capital of Dumfries, with a population of circa 33,000, lies around 11 miles to the west.

Dalton is within easy reach of both the A75 trunk road and A74(M) motorway, with drive times being approximately 5-minutes and 10-minutes respectively.

Public transport to the village is available by bus between the Dumfries and Annan terminals.

There are also train stations in Lockerbie, Annan & Dumfries.

Former church / store with scope for conversion to residential dwelling (STC)



FIND ON GOOGLE MAPS



Description

OLD FREE CHURCH, DALTON,
LOCKERBIE, DG11 1DS



The subjects comprise a single-storey detached former church with private garden ground.

The building is of sandstone & whinstone construction, with a pointed external finish, under a pitched and slate clad roof.

Ornate features include a sandstone belcotte & cross finial, crested ridge tiles, saw-toothed skews and decorative skewputts.

The windows serving the main section of the building are of lancet and quatrefoil tracery design, however these are presently masonry filled or timber boarded.

There is a modest rear projection of matching construction with a stone chimney head. We understand the roof over the projection was replaced circa 2015.

Windows serving the rear projection are of timber sash design.

The private garden is laid to grass and extends along the front, side & rear elevations, enclosed by stone walls and timber / livestock fencing.

In total, the site area extends to around 0.055 Ha (0.14 Ac).

Pedestrian access is provided by a double-door within the front elevation and a single door within the rear projection.

The internal accommodation extends to an open-plan store (former nave), rear store (former vestry) and the remnant of a former pulpit.

The floors are of suspended timber construction and split-level design. The walls are partially lined & painted with timber cladding to dado height.

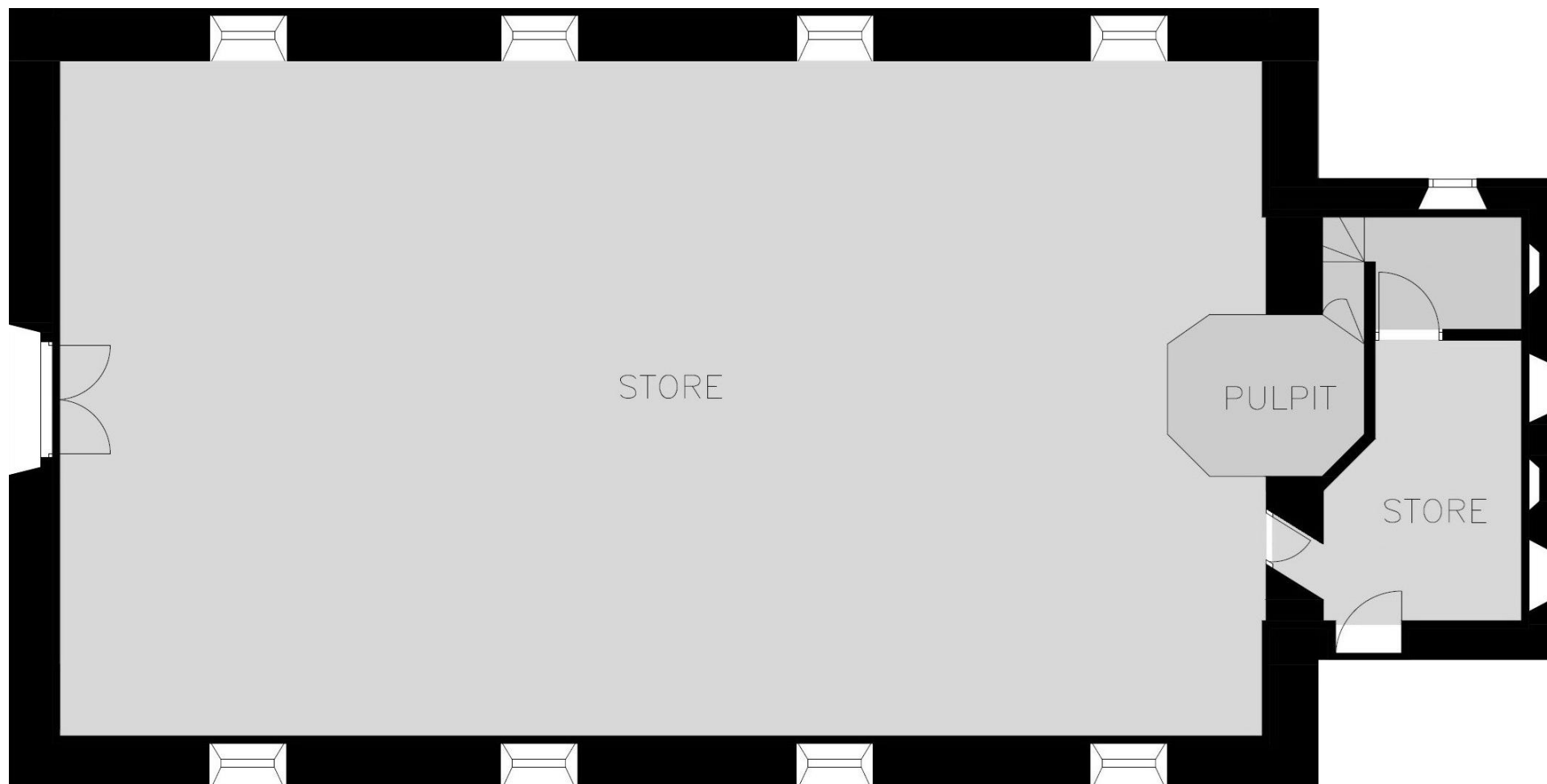
The main section of the building has a vaulted ceiling with exposed roof timbers supported by stone corbels. The internal eaves height extends to around 5.2m (17ft) or thereby.





Floor Plan

OLD FREE CHURCH, DALTON,
LOCKERBIE, DG11 1DS



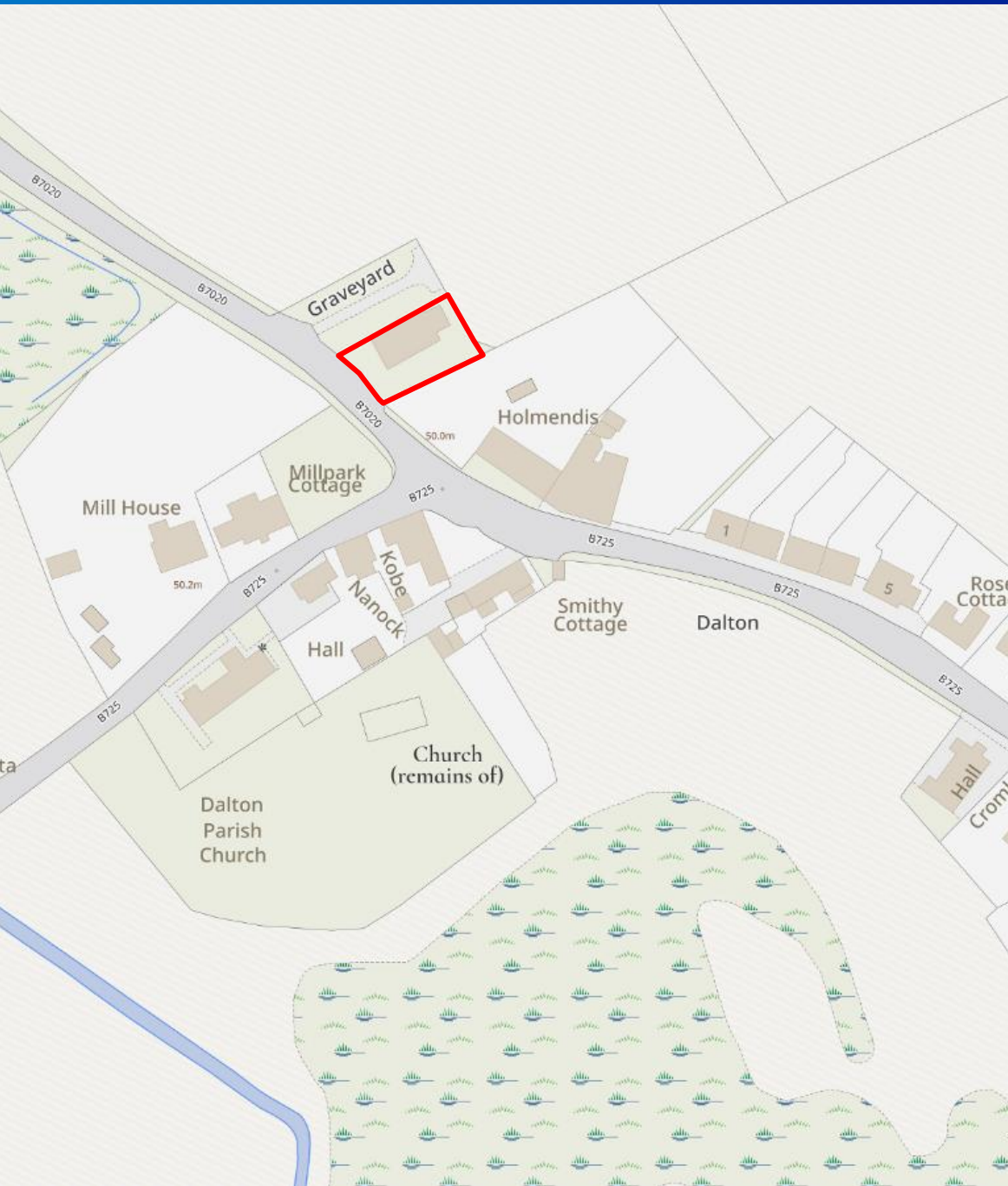
FLOOR AREA	m ²	ft ²
Ground Floor	158.83	1,710

The above floor area has been calculated from on-site measurements and is stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Site Plan

OLD FREE CHURCH, DALTON,
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Services

Mains electricity only.

Prospective purchasers must satisfy themselves independently as to the proximity and availability of mains water and drainage connections.

Rating Assessment

RV - £1,700

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Planning

The property was most recently used as a store and we therefore assume it is registered for Class 6 (Storage or Distribution) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The sellers have submitted a Pre-Application Enquiry and have been provided with an Advisory Report outlining potential support for residential conversion. A copy of the Advisory Report is included within the legal pack.

The property is located within a conservation area.

Interested parties must make their own planning enquiries direct with Dumfries & Galloway Council.





Auction Date

The auction will be held on Thursday 4th December at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of **£20,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 1.5% plus VAT, subject to a minimum of £1,500 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See legal pack.

Energy Performance Certificate

Energy Performance Rating: Pending

A copy of the EPC is available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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