

CHURCH OF CHRIST, CUMBERNAULD



AN APPEAL FOR HELP FOR A NEW BUILDING IN SCOTLAND

WHEN GOD OPENS DOORS

A VISION BEYOND OUR IMAGINATION

The search for land in Cumbernauld began in 2005. It was 12 years before God provided an incredible opportunity to purchase land valued at £3,340,000 for only £288,000. Located in the heart of Cumbernauld, and at the beating heart of Scotland, it is a beacon for our community, our county, and our country. We were looking for enough to build on, and God surpassed our imagination with abundance.



The new site is located next to the M80 motorway, Scotland's second busiest highway.



The site comprises 3.34 acres in the middle of Cumbernauld, and in the heart of Scotland.



THERE'S A STORY TO TELL

WHEN GOD ACTS, BE READY!

Our first building was purchased in 1991. It was an old community hall that the county had replaced with a new building. It was decided to sell the old community hall, and offers over £30,000 were invited. The church had met there for a few years and decided to submit a bid of £31,000 even though we had no money in the bank whatsoever. The church's offer was the lowest of 87 offers received by the county with £78,500 being the highest. Among those 87 offers there were 4 other religious groups and several very worthy community service groups (all of their offers being higher than our own) and yet it was the church's offer that was accepted and we took ownership in 1991.

The old community hall was built on the boundary of the land on a public pathway next to the local convenience store. There was no room for expansion, and the main hall was limited to 75 persons and had a small kitchen, one small classroom, and storage. Parking was shared with the store's clients, the local schools, and the new community hall across the square. It was a start, but it was limiting. Our thriving youth program was in a school in another part of town to accommodate the children who came for classes and youth activities.



By 2005, it was evident that we would need to think of finding a new home and prayers began. In 2006, we approached the county about buying land—most land in Scotland is controlled by the local authorities. The search went on for 10 years with regular visits to the county department in charge of land sales. At first, they were helpful, but in 2016, we were told there was no land for sale, there wouldn't be any land for sale, and there was no point coming back anymore to inquire about a land purchase. It was discouraging, but then God opened a door for us.

For the first generation of the church, the experience was one of growth followed by families moving away for new careers, opportunities, etc. In 2000, 16 members of the church relocated away from Cumbernauld. Each time, our numbers bounced back, and we'd plateau at the 45 mark (not counting our youth work program which was typically 40–70 in size). After 2010, we began growing and retaining members. Families were now transferring to our area, and the building began to get a bit congested. It's a good problem to have, but it meant that the old community hall was too small. As well as asking the county for land, we began asking private owners of undeveloped land if they would sell. Quickly, we discovered that land

prices were starting at about £500,000 per acre! Not only that, the county was selling what little land it had for these prices and our only option with the county was to buy land no one else wanted. There was none.

Recognising we were priced out of the market, we began seeking old buildings to either renovate or demolish and rebuild on the land. Even a derelict building would cost £300,000, and demolition and clearance would cost at least £600,000.

While tracking down owners of privately owned land, we approached the owner of Auchenkilns Park, a site of 3.34 acres. He literally laughed at our offer of £100,000 for one acre because he had it valued at £1,000,000 an acre. The irony is that we were not actually insulted when he laughed at us because we were already beginning to realise that the valuation of his land was the market trend for that location in Cumbernauld. A comparable plot almost twice the size across the highway had sold to housing developers for nearly £7,000,000.

Faced with these daunting prices, we were at an impasse. Then God reminded us of His plans for the work in Cumbernauld.







STEP ASIDE...

...AND LET GOD BE GOD

In 2016, the 3.34 acres at Auchenkilns Park suddenly was listed on the market. We called the agent for the brochure just to dream-build, had a look, and then threw it away. However, God was registering our interest with the realtor...



Auchenkilns was marketed at £1,000,000 per acre, and there was an intent to sell the 3.34 acres as a single purchase. In October 2016, the agent, Gregor, called us to measure our interest in the property, it was an easy no to such an asking price.

“I know the land is marketed at over £3,000,000; would you consider buying the land for £600,000?” We heard a Scottish realtor, but we believed there was the sound of divine providence at work in his words. We countered with an offer of £150,00 for one acre. Gregor immediately agreed.

We called the men together to meet the following morning at the land for prayer. Before we could meet, Gregor had called back asking us to consider buying the whole site because the seller didn't want to sell off the land in parcels. Our hearts sank as it would be too much to buy all the land for the asking price.

Now it was Gregor's turn to make a counter-offer. “What if I told you that you could have the land with something beginning with a '3'?” We're sure he was thinking £399,000, but we were thinking £301,000!

We prayed about it, but it was becoming pretty obvious what the answer needed to be. God was being God, and we had to follow His lead.

When it looks too good to be true, then it's probably too good to be true. So, we called a member of the church in Aberdeen who is an architect. As Cumbernauld was formerly coal mining country, he suspected that a mine head was on the land and it couldn't be developed. He did some searches and found no mine head. He called a colleague who knew the agent. It turned out that the owner of the land was in liquidation and the bank was forcing him to sell his portfolio. The 3.34 acres at Auchenkilns Park in Cumbernauld was the final holding on the portfolio and the bank wanted their money.

Quickly, we moved to obtain a survey of the land and a lawyer's services to submit a bid. We had two days to submit a legal offer that typically takes two or three months to conclude. That week, by the Thursday afternoon deadline, we offered £300,000 (plus 20% taxes) to buy the land. We didn't know there were five other offers, four of which were cash offers for an immediate sale, and all of them were higher than ours.

Now, we waited.

On December 31st, 2016, we received the call that the church of Christ was the preferred bidder for all 3.34 acres at Auchenkilns Park. As we sent out the message to the church, the phone literally overheated as responses came flooding back.

“What do we do now???”

With the sale agreed, Gregor asked if we would pay immediately. We had to tell him that we needed to do more checks on the land, have permission from the county to develop the land, and...

...that we didn't have the money. We wouldn't be able to pay anything until the middle of March 2017. Even that was a statement of faith.

Gregor had to do some checks and get the bank—the main creditor—to agree to our terms.

And they did.

God had found us prime real estate located next to Scotland's second busiest highway. Some 80,000 cars pass the land every day! It was an incredible opportunity that God had brought us, and we acted on faith, not on sight. We didn't have £360,000 (the sale came with a 20% tax burden of £60,000)!! However, we believed God was way ahead of us on this.

We challenged our local brethren to pledge £30,000 immediately which some thought impossible. They gave over £42,000.

Adam Barr and Graham McDonald, our evangelists, travelled to America to begin fund-raising. In the meantime, surveys and contracts were going back and forth in Scotland.

A potential problem was discovered that could scupper any development—endangered species. We negotiated with the seller and the purchase price was reduced to £240,000 (plus £48,000 in taxes) on the assumption that those endangered species returned in the breeding season. By God's providence, they didn't.

By December 2017, God had provided the funds and we completed the land purchase.







BRICKS AND HOPE

IT'S MORE THAN A BUILDING

We outgrew our home in the old community centre and moved to a leased building above the shopping mall in 2017. That building is set for demolition in the next few years. We have room for 120 people, and we've outgrown it already.





Now, we have to work hard to raise money for the new building we want to raise on the land we believe God gave us at Auchenkilns Park. The pandemic set us back, and the cost of construction has soared in that time with materials more than tripling in price plus increased labour costs. We have \$450,000 saved, and we're asking the congregation to pledge an additional £50,000. That fundraising drive has begun. However, the estimated cost of the building is \$5,000,000. That's not a typo. That estimate is after the architect trimmed the building design back to cut costs.

Our ambition is to build something that will allow us to worship and teach, and to serve the community. It's more than bricks and mortar—it's about demonstrating our loving God to the community by building hope in the lives of our

neighbours whom we love. We want the building open to the public every day of the week to allow the community to encounter the Lord's church in a serving environment. We want to show Jesus to the families, the single, the sin-burdened, and we want to show them that there is hope for their lives, and it is only found in Jesus. Bricks and mortar costs money, but hope is priceless.

It is ambitious to set out to raise these kinds of funds, but then again, we were told in 2016 that "there was no land, there wouldn't be any land, and don't come back." God had other plans for His church.

Will you think like the county, or like our God?





THE REST OF THE STORY

GOD IS WRITING IT

Caleb said, "Let us go up at once and occupy it, for we are well able to overcome it" (Num 13:30). The naysayers replied, "We are not able to go up against the people, for they are stronger than we are" (Num 13:31). Some 45 years later Caleb stood in Canaan and said to Joshua, "...give me this mountain of which the Lord spoke in that day" (Josh 14:12).





Faith in God is trusting Him to provide. Trusting in God meant looking for the land we believe He had found for us. Trusting God meant travelling to meeting after meeting to raise funds to buy the land. Trusting God brought the reward of the land purchase.

Once again, we are called upon to trust Him in this venture to raise the funds to raise a building on our land. He is demanding a greater than tenfold increase in that belief that He has a plan for our work in Scotland.

For our part, we have raised a tenth of what we need, but we know that we can't raise the new building without God's help through the church. We have to appeal to brethren to help. We are committed to relying on God to provide.

We are confident that God is working through you to help Him achieve His work through us in Cumbernauld, Scotland. We are humbled at how He has provided for us in the past, and we are content to be humbled again to witness His amazing provision for His church.

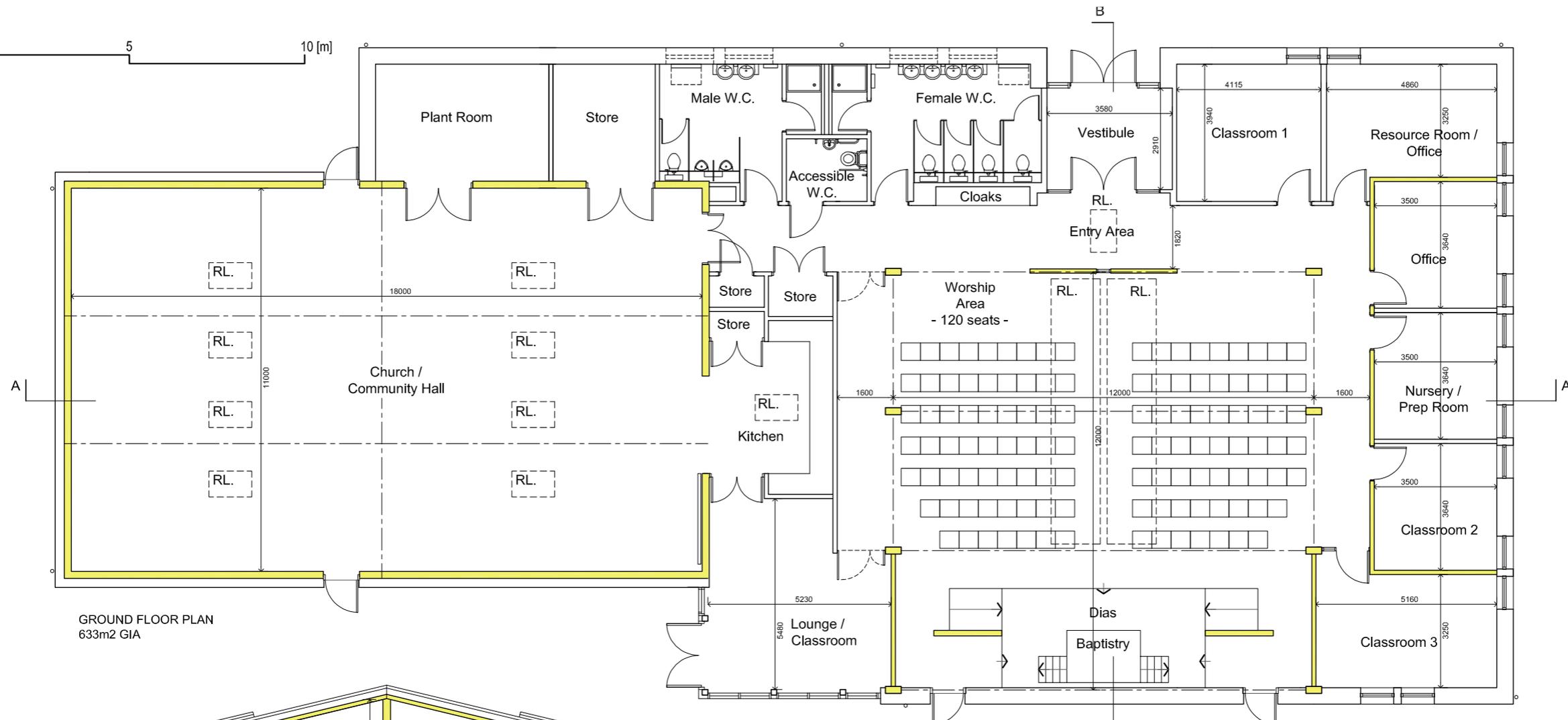
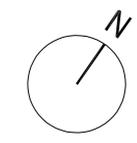
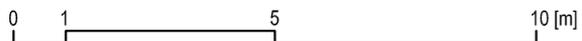
That God is at work in Cumbernauld is in no doubt. Our congregation has doubled in the past 8 years, and continues to grow and thrive.

We have the land; now we are asking for the mountain. Please take the time to prayerfully consider our appeal.

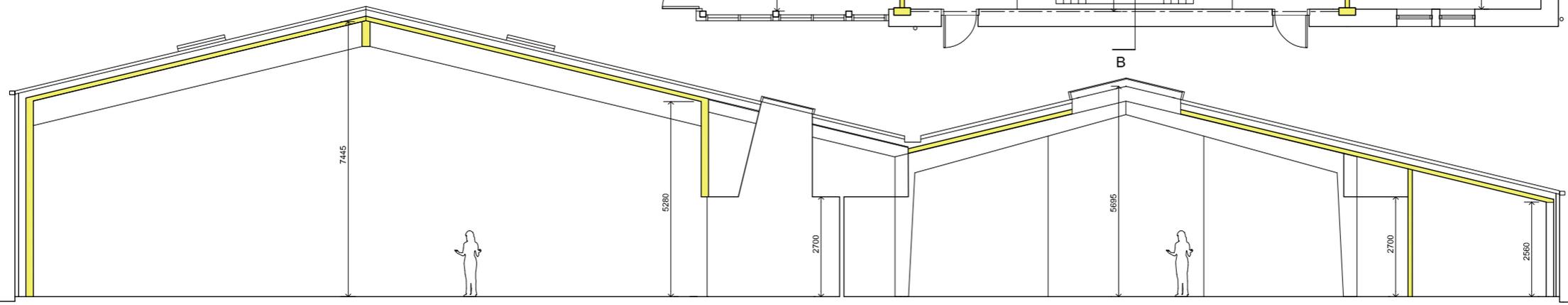
God has this.

Will you be part of His provision for our new building?

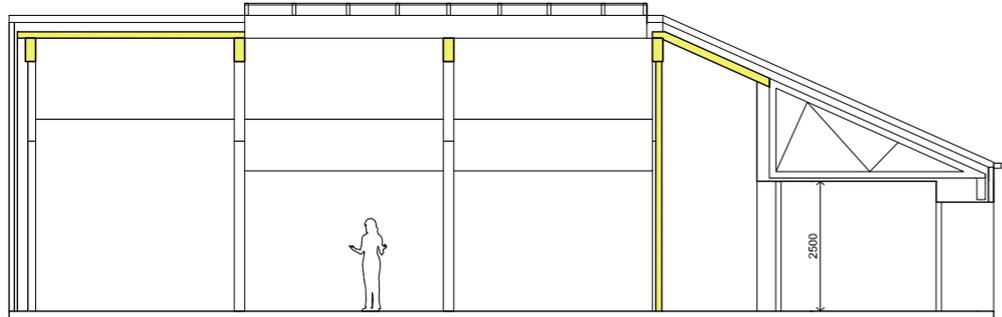




GROUND FLOOR PLAN
633m² GIA



SECTION A-A



SECTION B-B

Proposed New Church Building, Auchenkilns Park, Cumbernauld

FLOOR PLAN & SECTIONS

1:125 @ A3 1620 D(0-)20

dma david murray associates
Chartered Architects The Radar Station, Donmouth Road, Aberdeen AB23 8DR 01224 709600 admin@dma-architects.co.uk
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Key Facts

Client Cumbernauld Church of Christ
 c/o Graeme McDonald
 11 Woodhead Court
 Cumbernauld, G68 9DB

Architect David Murray Associates
 The Radar Station
 Donmouth Road
 Aberdeen, AB23 8DR

Quantity Thomson Gray
 Prospect House
 5 Thistle Street
 Edinburgh
 Contact: Alan Brown

Status of Estimate Budget Cost Estimate

Base Date 2nd Quarter 2024

Basis of Estimate Drawings received from:
 - David Murray Associates, Gossart Associates, SDC

Summary of Costs	Project Summary	Total	£/m2
Preliminaries		£ 411,081	£ 641
New build Church building		£ 2,472,246	£ 3,852
External works		£ 692,993	£ 1,080
Total Construction Cost		£ 3,576,320	£ 5,573
Contingency (approx. 5%)		£ 178,816	£ 279
Inflation (1Q 2024 - 4Q 2025)		£ 129,863	£ 202
TOTAL CONSTRUCTION COST		£ 3,885,000	£ 6,054

Project Costs	Design team fees	
Architect		£ 145,688
Structural / Civil Engineer		£ 58,275
Building Services Engineer		£ 7,000
Quantity Surveyor		£ 64,103
Principal Designer		£ 3,500
Statutory fees		
Planning application		£ 5,000
Building Warrant application		£ 6,435
TOTAL PROJECT COST		£ 4,175,000

Programme Inflation from 1Q 2024 to construction mid-point 3Q 2025

Preliminaries	13%	
Contingency	5%	
GIFA	Ground Floor	m2 642
		642 m2



Contact information:

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+44 7748 787744 (Graham McDonald)

Excerpts of documents from DMA (architects) and Thomson Gray (quantity surveyors) are included. Full documents available upon request via email.

Help by sending funds to either:

Mayfair Church of Christ,
1095 Carl T. Jones Drive,
Huntsville, AL 35802-1866

or

Fayetteville Church of Christ,
870 Redwine Road,
Fayetteville, GA 30215-8192

Mark checks for: "Scottish Building Fund."

