

FOR SALE

DEVELOPMENT OPPORTUNITY

Former Offices, Cornerstone, 29 Bank Street, DG12 6AA

- Suitable for conversion to a variety of possible uses, subject to planning permission and Listed Building Consent.
- Easy level access to Annan town centre
- Gross internal area approx 426m² (4,586 Sq. ft)
- Site Area 1,330m² (0.33 acres)
- Offers over **£105,000** are sought

LOCATION

Annan is situated in the east of the Dumfries and Galloway Region in the Annandale & Eskdale District. Dumfries lies some 14 miles to the west, linked by the A75 Euro Route. Carlisle lies some 18 miles to the south east, linked by the A75 and M6 Motorway. There are good road links to Glasgow and Edinburgh via the A74 motorway to the north.

The subject property is located to the south of Annan town centre; the main shopping area is a level walk of some 120 metres to the north. Hecklegirth Primary School, Annan Academy and the Railway Station are all within some 300 metres of the property.

VIEWING & FURTHER INFORMATION

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Strategic Property Services
Community & Support Services
Dumfries & Galloway Council
Marchmount House
Marchmount Avenue
Dumfries DG1 1PY
www.dumgal.gov.uk/property



Cornerstone , 29 Bank Street , Annan

THE PROPERTY

The subjects comprise the former Council Offices, known as Cornerstone, 29 Bank Street, Annan. The property was built circa 1840 along with 27 Bank Street as a Bank and Bank Manager's house. No. 27 is the former Banking Office.

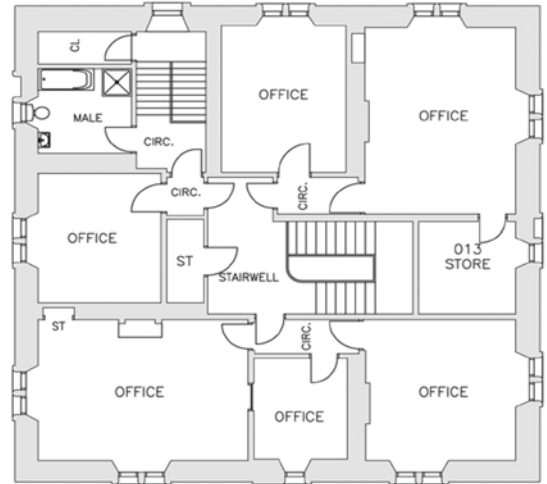
The property, including gatepiers and railings, is Category A Listed by Historic Scotland. Cornerstone is a substantial three storey semi-detached building, comprising basement, ground floor and first floor. The building is of sandstone (red ashlar) construction under a pitched slated roof.

Internally, the property retains many original features, but is in need of some refurbishment and decoration throughout.

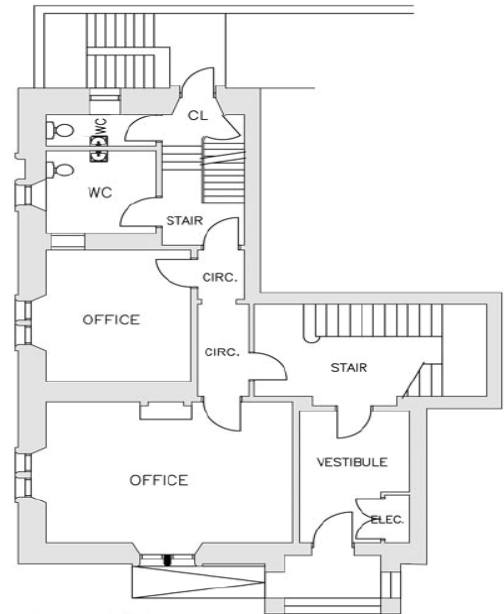
ACCOMMODATION

- | | |
|----------------|---|
| Basement - | 2 Rooms, Kitchen, 2 Store Rooms, Cloakroom (WC, WHB) |
| Ground Floor - | 2 Rooms, Disabled Toilet (WC , WHB), Cloakroom (WC, WHB) |
| First Floor - | 5 Rooms, 2 Store/Dressing Rooms, Bathroom and 2 cupboards |

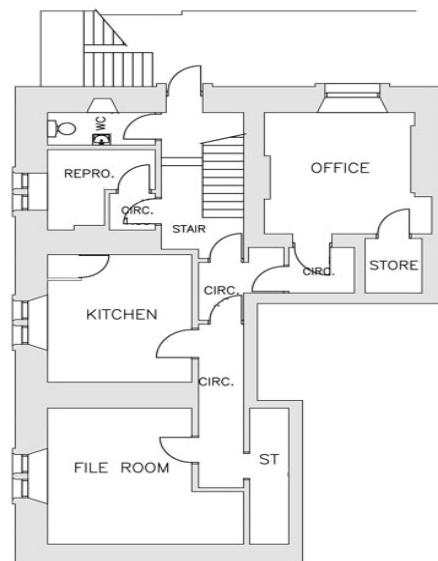
The accommodation benefits from electric night storage heating on all floors.



First Floor



Ground Floor



Basement Floor

Cornerstone , 29 Bank Street , Annan

Externally - Gardens front and rear.

The total site area comprises some 1,330m² (0.29 acres).

SERVICES

The site is connected to mains supplies of water, electricity and drainage.

TITLE CONDITIONS

The title provides that the proprietor of 27 Bank Street (the adjoining property) is responsible for a one quarter share of the cost of maintaining the roof (excluding window lights and chimney heads). The area shown hatched on the location plan is a common area, the owners of 27 Bank street also have a legal interest in this area.

PLANNING

Pre-application planning advice can be obtained by completing the relevant enquiry form found on the Planning Applications page of the Council's web site; www.dumgal.gov.uk/planning

RATABLE VALUE

The subjects are currently entered in the Valuation Roll at a rateable value of £9,400.

ENERGY PERFORMANCE CERTIFICATE - G

None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by Dumfries & Galloway Council and no warranty is given in this respect. Potential purchasers should satisfy themselves as to any points arising there from. Any photographs/plans used are purely illustrative, and may demonstrate only the surroundings. They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



Side Elevation



Rear Elevation



Rear Garden

Cornerstone , 29 Bank Street , Annan



Location Plan

Offers over £105,000 are invited.

It is likely that a closing date for offers will be set. Prospective purchasers are advised to note their interest in the property with Strategic Property Services, preferably through their solicitor, in order that they may be advised of such. On the closing date offers must be submitted in writing in a sealed envelope clearly marked:

“Offer for Cornerstone, 29 Bank Street, Annan DG12 6AA”

All offers should be sent to:

**Legal Services
F.A.O. Supervisory Solicitor Conveyancing
Council Headquarters
English Street
Dumfries
DG1 2DD or LP9 Dumfries**

Offers may be emailed if backed-up by mailed hard copy to: PropertyOffers@dumgal.gov.uk

The Council is not bound to accept the highest or any offers and late offers will not be considered.

These particulars were updated on 18th Sept. 2015



Kitchen



First Floor Room



Bathroom

Dumfries & Galloway Council give notice that:

1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown, these are approximate only.
3. Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
4. Neither these particulars nor any communications by Dumfries & Galloway Council relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.

Property & Architectural Services
Dumfries & Galloway Council
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Garroch Business Park
Garroch Loaning
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www.dumgal.gov.uk/property