FOR SALE

DEVELOPMENT OPPORTUNITY

Former Wamphray Primary School, Moffat DG10 9NB

An attractive Whinstone Former Primary School suitable for residential redevelopment with potential for an additional building plot within the grounds.

- **Internal Area of principal School Building approx 149 m² (1,604 ft²)**
- **Additional attractive stone and slate buildings**
- **Total Site Area approx 1,650 m² (17,760 ft²)**
- **Offers over £80,000 are invited**

Viewing & Further Information

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www.dumgal.gov.uk/property

Dumfries & Galloway COUNCIL

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Description

Wamphray Primary School is an attractive whinstone and slate building attached to the former School House. It is a substantial building and offers scope for conversion to an attractive dwelling subject to obtaining necessary Planning consents. The site has been identified in Dumfries and Galloway Council's Small Buildings Groups Planning review as being suitable for one infill plot within the curtiledge of the school.

The site has an attractive rural location with rural outlooks but is within easy reach of local facilities at Moffat, 6.5 miles and Lockerbie, 9 miles. Access to the M74 is possible at both these towns with easy road travel north to Glasgow and Edinburgh and also to Carlisle and the south. Main line rail connections are available at Lockerbie and Carlisle. Moffat provides an attractive range of shops and is an established tourist centre. Primary and Secondary Schools are available at both Moffat and Lockerbie.

Accommodation

The total net internal floor area of the main building is 149 m^2 laid out as follows:

SCHOOL BUILDING	
Entrance Vestibule with off Staff Toilet	2.73m x 1.78m
Boys Toilets	4.76m x 4.71m
Girls Toilets	4.64m x 4.55m
School Room 1	7.58m x 6.23m
Utility Room/Office	3.05m x 2.32m
School Room 2	7.96m x 6.18m
DETACHED DINING ROOM	
Open plan dining and preparation area	9.75m x 3.65m
FORMER TOILET BLOCK	
Store/Shed	5.30m x 3.80m

The site extends to the region of 1,650m2 and is enclosed by fencing and hedging. The grounds are partly tarmac and partly grass.

Services

Mains water, electricity and drainage.

Planning

The building and grounds may offer potential redevelopment subject to obtaining Planning Permission for Change of Use and any other relevant consents. Early advice should be sought from **Area Planning Annandale & Eskdale** on **01576 205046**

Directions

From Junction 17 on the M74 at Lockerbie follow the B7076 North towards Moffat. At Dinwoodie Lodge Hotel turn right towards Wamphray and Newton. Follow this road, bearing right at the Y junction under the railway and continue for a further 1 mile, the School is on the left just before Wamphray Gate.

Offers

Offers over £80,000 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.

Offers must be submitted in formal Scottish legal form. On the setting of a closing date offers must be submitted in writing in a sealed envelope clearly marked "Offers for Wamphray Primary School, Wamphray" and sent to:

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

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

Particulars

These sales particulars were updated on 17th July 2015.

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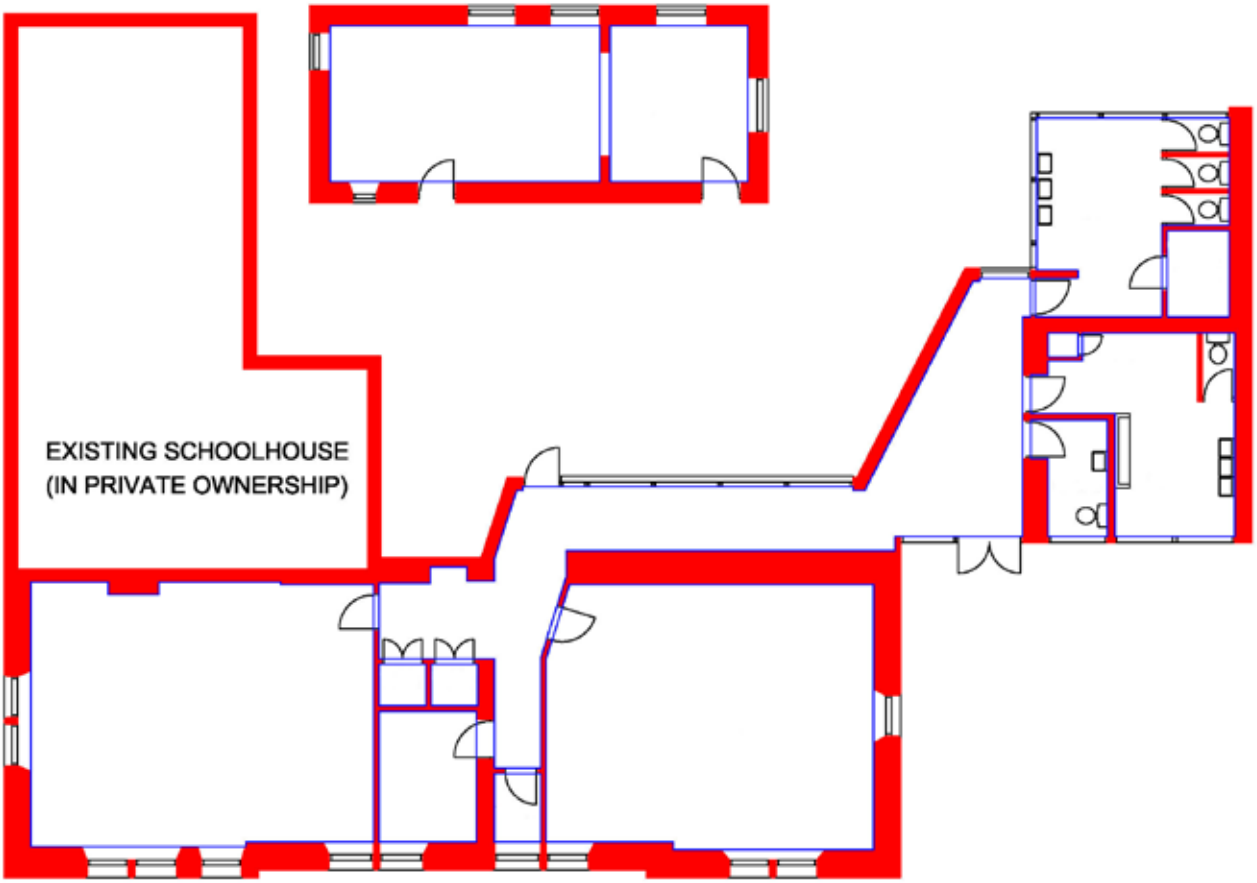

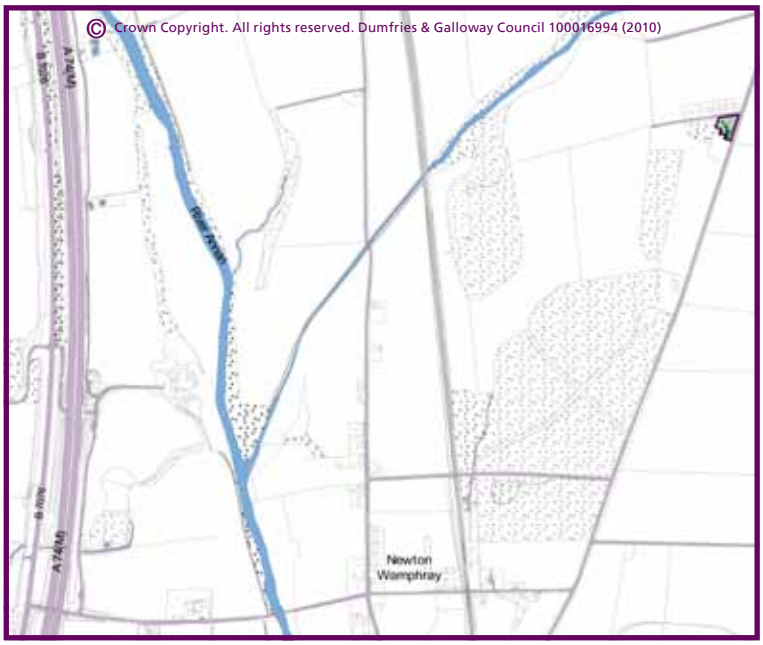

Dumfries & Galloway Council give notice that:

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.

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