

FOR SALE

DEVELOPMENT OPPORTUNITY

FORMER MOFFAT ACADEMY

Academy Road, Moffat, DG10 9DA

- Close to Moffat Town Centre.
- Site area of 7086 m² (1.75 acres) or thereby.
- Offers over **£200,000** sought.

LOCATION

Moffat is situated in the Annandale Valley one mile to the east of the A74 (M), 22 miles north of Dumfries, 62 miles south west of Edinburgh and 59 miles south of Glasgow. The town has a population in the region of 2,500. The subject property is located on the North end of Moffat on Academy Road less than a 5 minute walk from the town centre.

VIEWING & FURTHER INFORMATION

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Property & Architectural Services
Dumfries & Galloway Council
Cargen Tower
Garroch Business Park
Garroch Loaning
Dumfries
DG2 8PN
www.dumgal.gov.uk/property



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THE PROPERTY

The building is Category C Listed.

The subjects comprise of the former Moffat Academy and grounds. The original building, constructed 1932 is a 2 storey, 15 bay, sandstone and whinstone construction under a pitched slate roof. There have been a number of extensions from 1958 and later, consisting mainly of brick and block construction under a mix of flat felt and box profile roofing. A full description of the listing can be found on the Historic Scotland web site.

The site is on two levels with two main access points, one from Academy Road and the other from Harthope Place.

ACCOMMODATION

The accommodation is on two levels with a Gross Internal Area of approx. **3,844 m² (41,376 ft²)**

Original Part - **1314 m² - 14,144 ft²**

Latter Additions - **2530 m² - 27,237 ft²**

Original Level 1	602.78 m ²	6,488 ft ²
Latter Level 1	749.88 m ²	8,072 ft ²
Original Level 2	710.97 m ²	7,653 ft ²
Latter Level 2	1,780.47 m ²	19,165 ft ²
TOTAL	3,844.10 m²	41,378 ft²

SERVICES

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

There is an electricity substation on the site that will require to be relocated.

PLANNING

Those interested in pre-application planning advice should complete the enquiry form found at the Council's web site:

<http://www.dumgal.gov.uk/index.aspx?articleid=1888>

OFFERS OVER £200,000 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 Former Moffat Academy, Moffat, DG10 9DA".

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 e-mailed 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.

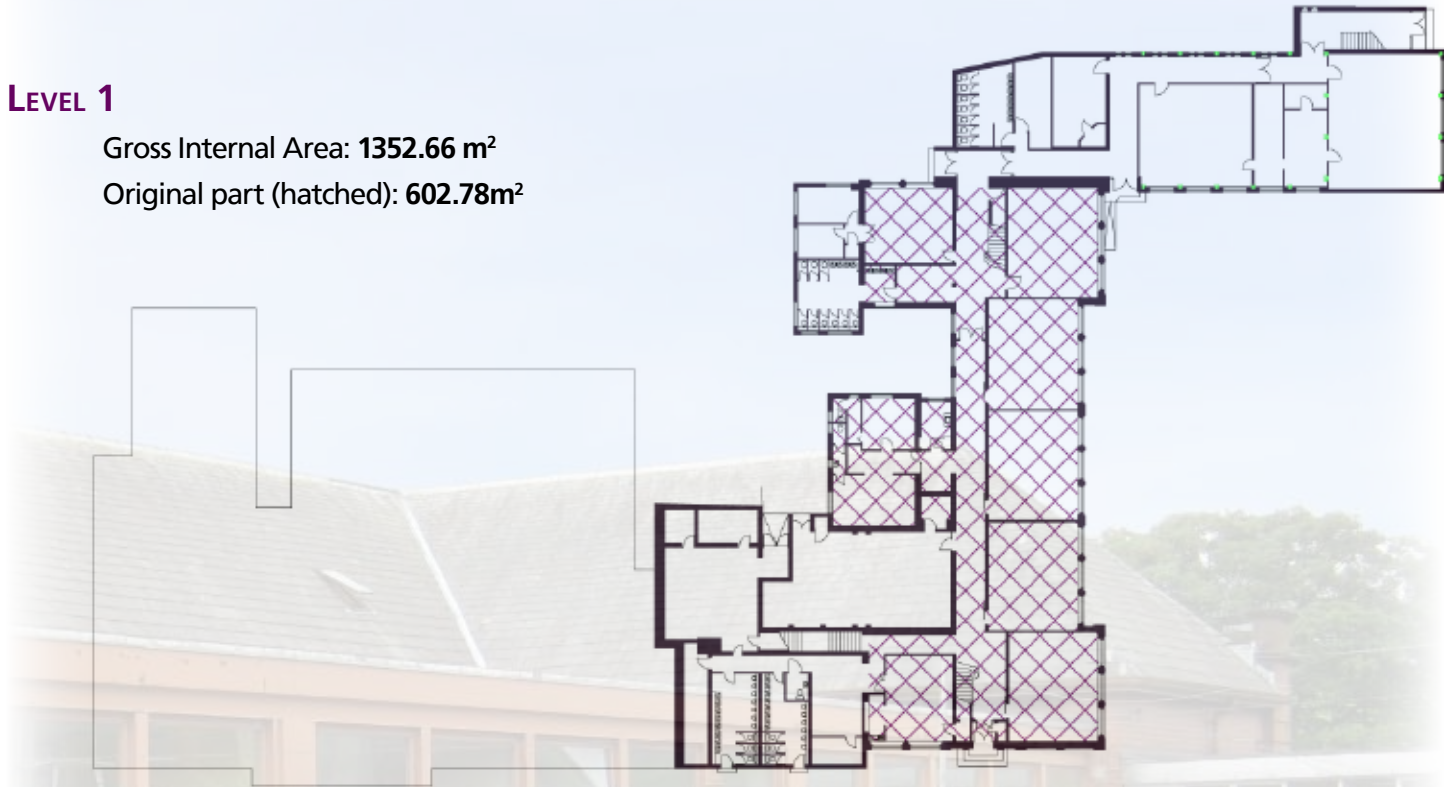


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LEVEL 1

Gross Internal Area: 1352.66 m²

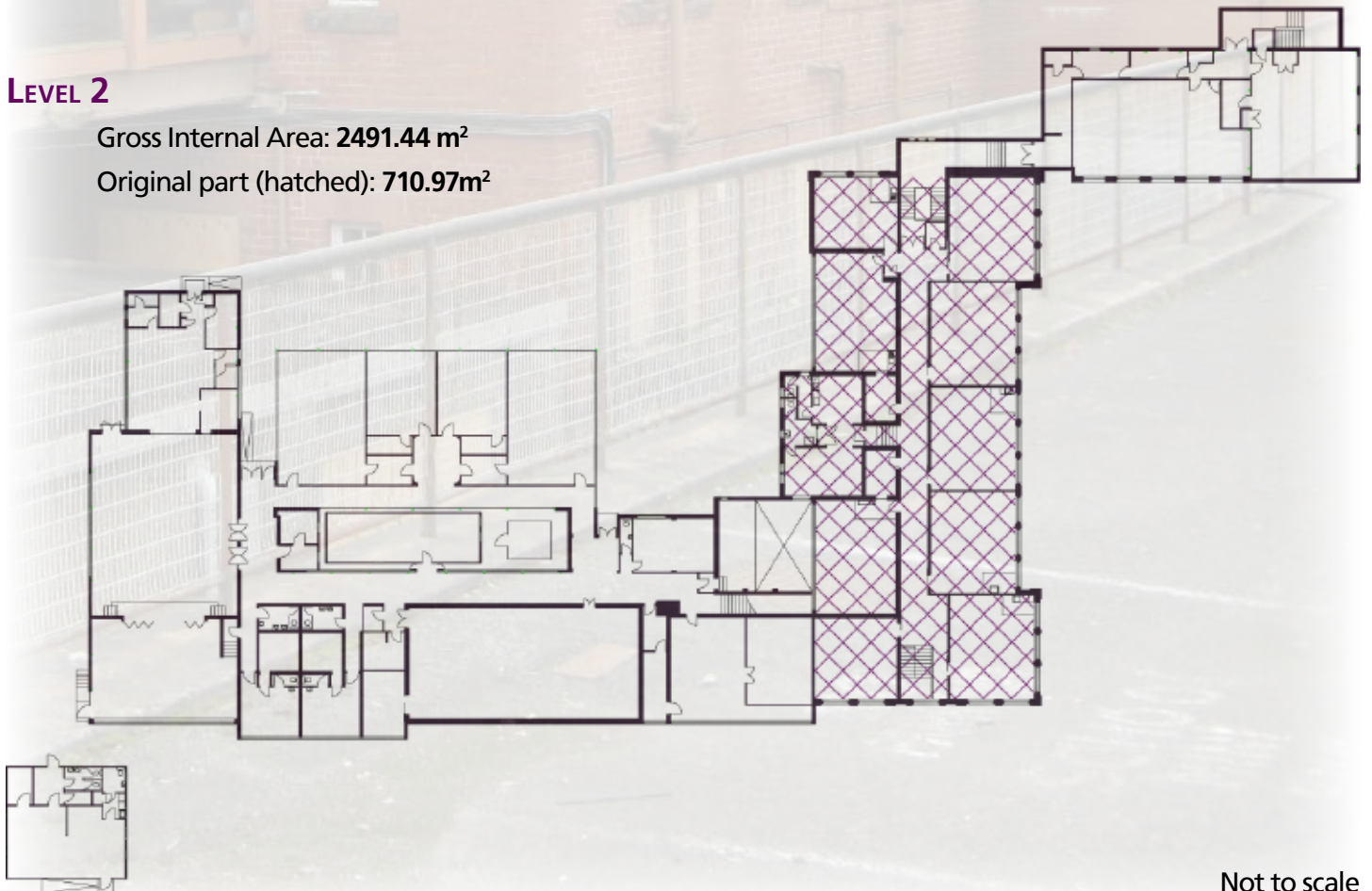
Original part (hatched): 602.78m²



LEVEL 2

Gross Internal Area: 2491.44 m²

Original part (hatched): 710.97m²



Not to scale

FORMER MOFFAT ACADEMY



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SCALE: 1 - 2500

PARTICULARS

These particulars were amended on 28th Sept. 2015.

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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