

Property and Architectural Services

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LOT 1



LOT 2

DEVELOPMENT OPPORTUNITY

Former East Morton Street School, Caretakers House and area of ground

Manse Road, Thornhill

Available as one or three separate lots.

Offers over £160,000 are sought (Lot £100,000, Lot 2 £50,000, Lot 3 £10,000).

Viewing and Further Information

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Property and Architectural Services

Dumfries and Galloway Council

Cargen Tower

Garroch Business Park

Garroch Loaning

Dumfries

DG2 8PN

- Close to Thornhill Town Centre.
- Site area of some 4,327m² (1.07 acres)
- Available as One or Three Lots.
- Offers over £160,000 sought (Lot 1 £100,000, Lot 2 £50,000, Lot 3 £10,000)

Location

Thornhill is situated approximately 13 miles northwest of Dumfries and 59 miles south east of Kilmarnock. The town has good connections to the national roads network, being positioned immediately on the A76 trunk road.

The subject property is located immediately south of the former Wallace Hall Academy site, lying between Manse Road and Station Road, while the new Wallace Hall Academy and Primary School is located some 200 metres to the east.

The Property

The subjects comprise the Former East Morton Street School (latterly used as part of Wallace Hall Primary School), the former Caretakers House, an open shelter, sandstone store and adjacent land.

The former School building has been unused since the new Wallace Hall Academy and Primary Schools opened in early 2010, the Caretakers House is believed to have been unused since mid –2003.

The School and Caretakers House were built in the 1860s, of pink ashlar (dressed sandstone) construction with slated roofs, and are both Category B Listed.

Both buildings are presently boarded up and internal access will be by prior arrangement only.

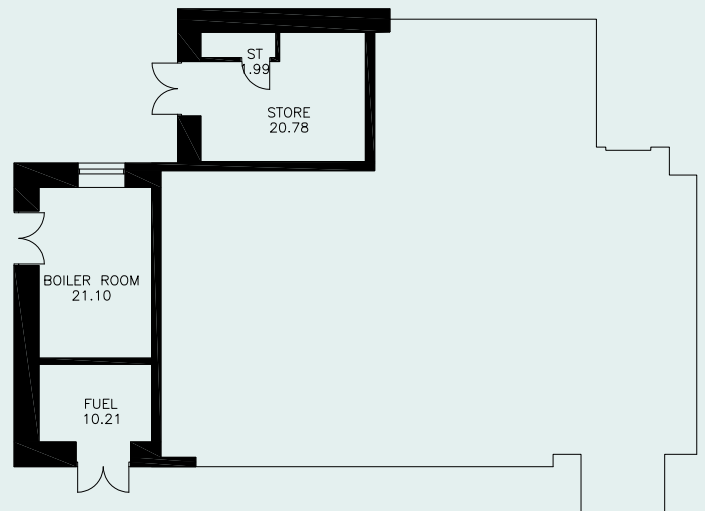
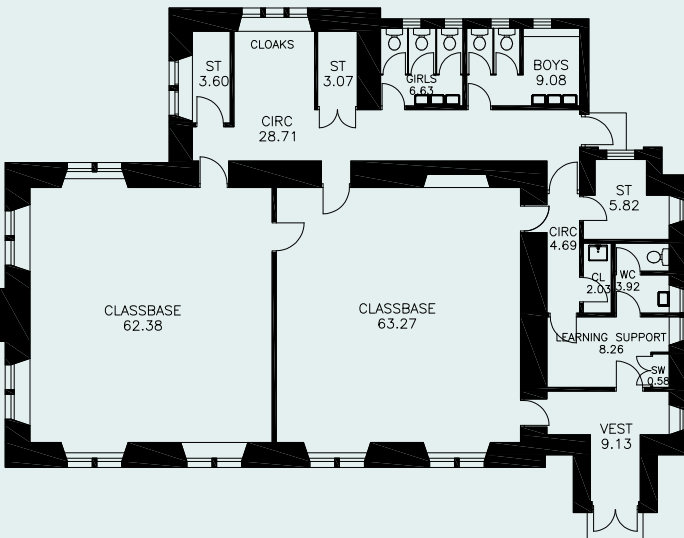
Rateable Value and Council Tax Banding

The school building is currently entered in the valuation roll at a rateable value of £0. The former caretakers house is entered into the Council Tax List at Band E.

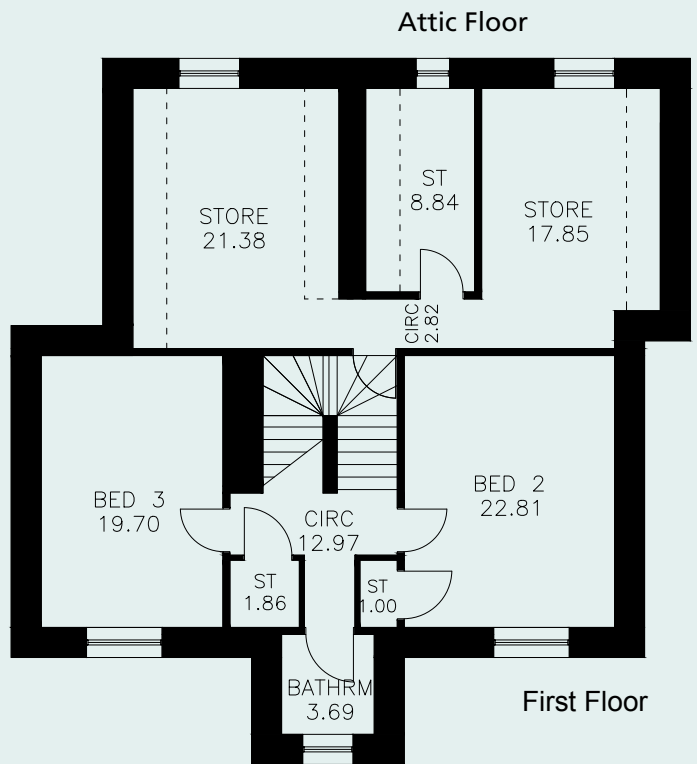
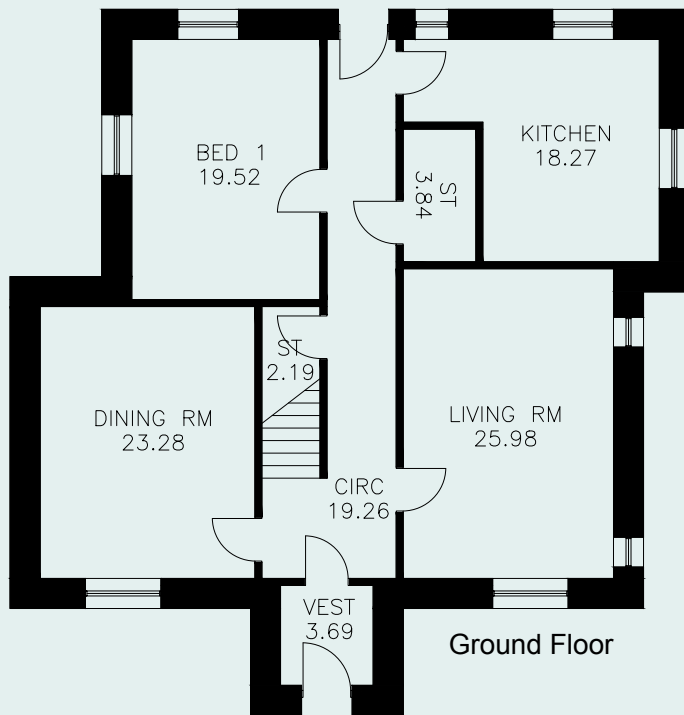
Title

The Council's title is two Notices of Title recorded [1], 15 December 2010 and [2], 25 June 2014 deducing title from earlier legislation.

LOT 1 - Former East Morton Street School



LOT 2 - Former Caretaker's House



Planning

It is recommended that early advice is sought from Area Planning Nithsdale on Tel: 01387 260199

Offers over £160,000 are invited (Lot 1 £100,000, Lot 2 £50,000, Lot 3 £10,000).

If the property is sold as three lots, it is proposed that the access driveway will be sold with Lot 1, and the purchaser of Lot's 2 and 3 will be granted access rights as required. The purchaser of Lot 2 will be expected to create their own access driveway into the property from the boundary of Lot 1.

It is likely that a closing date for offers will be set. Prospective purchasers are advised to note their interest in the property with Property & Architectural 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:

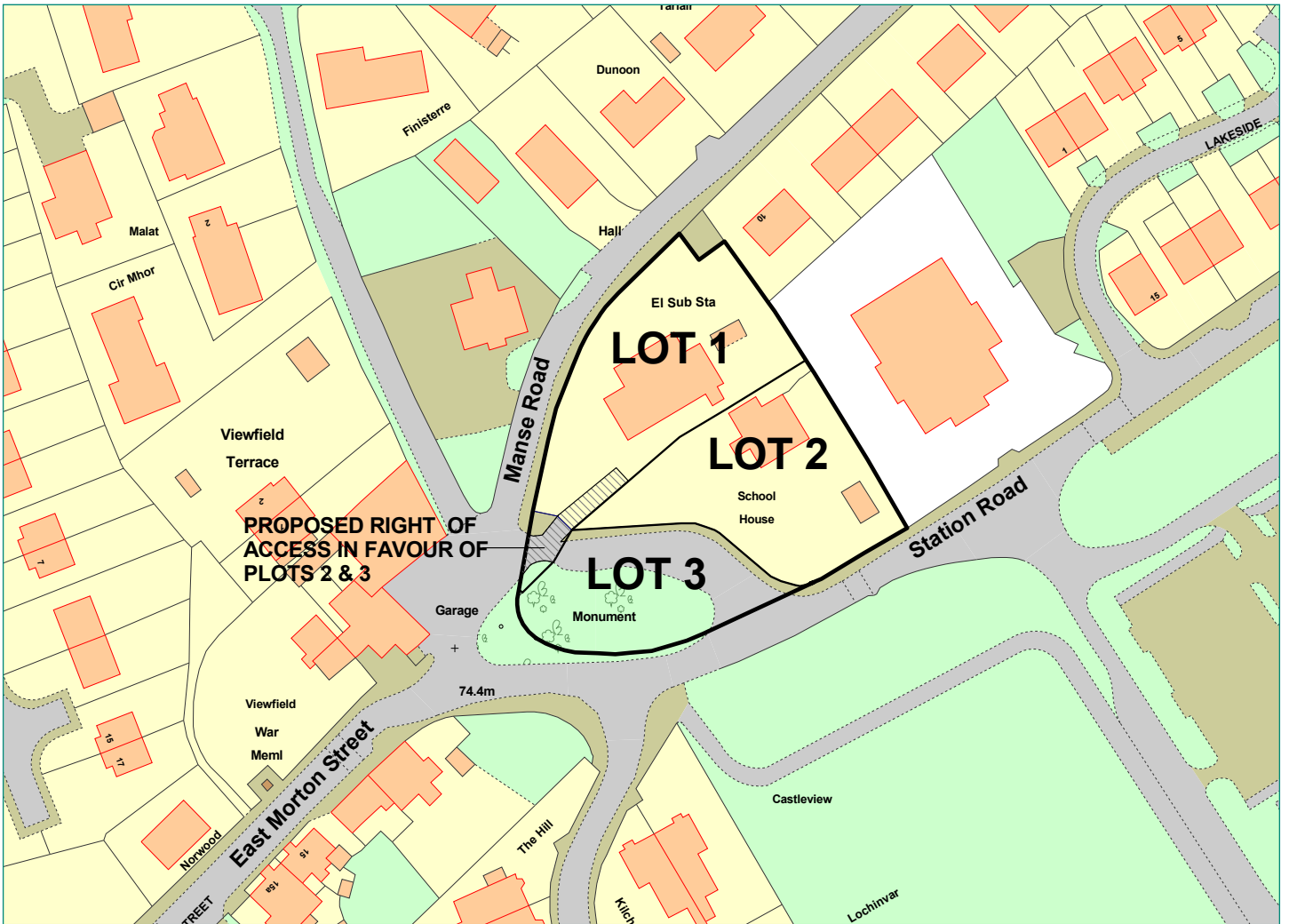
"Offer for Former East Morton Street School & Caretaker's House" or (Lot 1, 2 or 3 as appropriate).

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.



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LOT 3 - Adjacent Land



Dumfries and 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 and 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.