

FOR SALE

DEVELOPMENT OPPORTUNITY

Kirkton Garage & Stores, Kirkton, Dumfries, DG1 1SX

Viewing & Further Information:

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- Site Area: 662 m² (0.164 Acres) or thereby
- Approximately 0.6 miles from the village of Kirkton
- Potential for conversion to form a dwelling—subject to upgrading works and planning permission
- Offers over £35,000

www.dumgal.gov.uk/property

Property & Architectural Services

Dumfries & Galloway Council

Cargen Tower

Garroch Business Park

Garroch Loaning

Dumfries

DG2 8PN

Kirkton Garage & Stores, Kirkton, DG1 1SX

Location:

The property is located in a rural location 0.6 miles from the village of Kirkton, 5.5 miles North-West of Dumfries and 36 miles North-West of Carlisle. The building is located next to the U19N road.

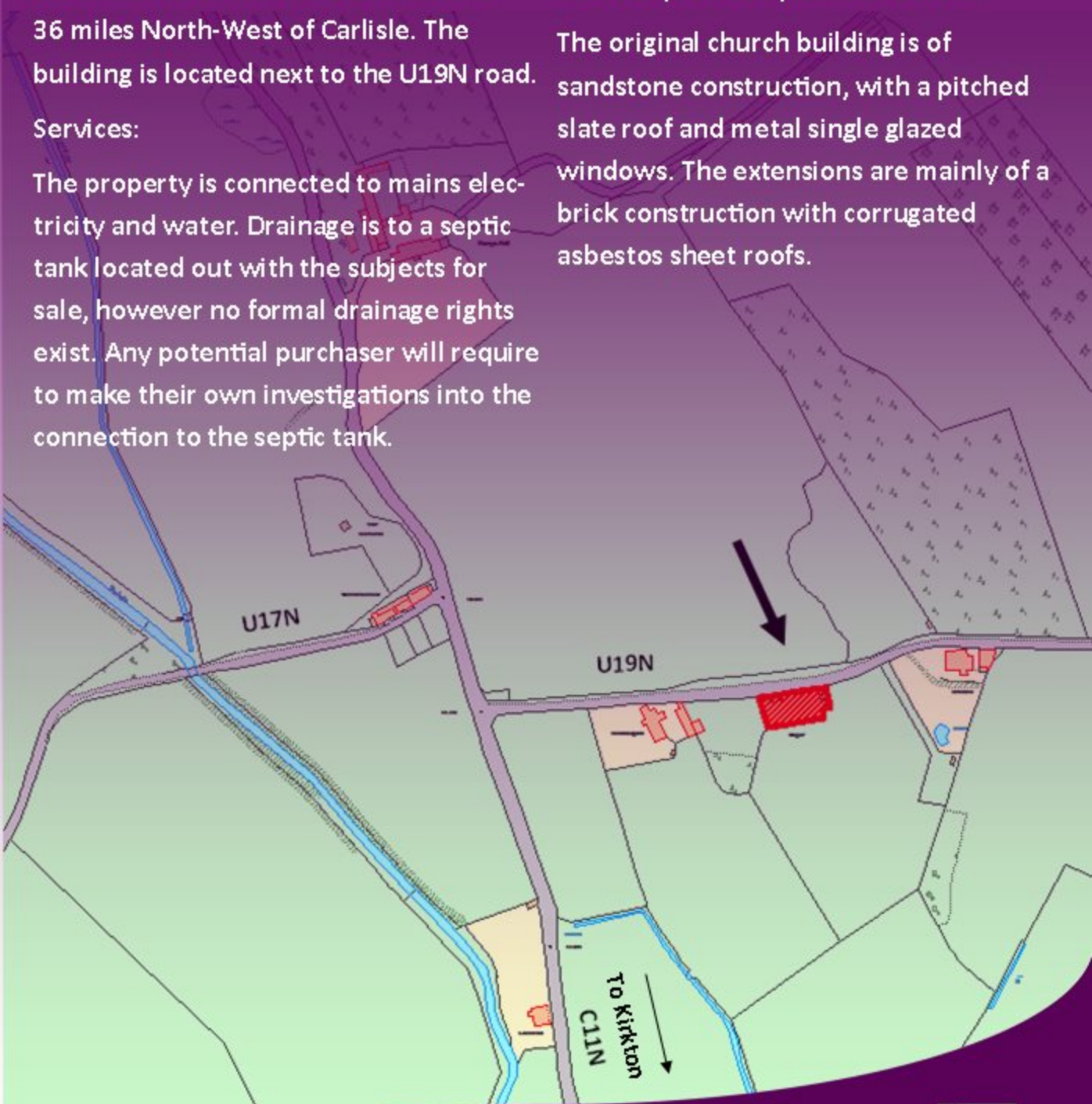
Services:

The property is connected to mains electricity and water. Drainage is to a septic tank located out with the subjects for sale, however no formal drainage rights exist. Any potential purchaser will require to make their own investigations into the connection to the septic tank.

The Property:

The property comprises a two-storey church building with later extensions and was previously used as a store.

The original church building is of sandstone construction, with a pitched slate roof and metal single glazed windows. The extensions are mainly of a brick construction with corrugated asbestos sheet roofs.



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Planning:

A pre-planning application enquiry can be made online using a form to be found at:

www.dumgal.gov.uk/planning

Early advice should be sought from, Development Management— Dumfries, Kirkbank House, English Street, Dumfries, DG1 2HB.

Tel: 01387 260199.

Rateable Value:

The subjects have a rateable value of £5,750 in the Valuation Roll.

Offers over £35,000 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 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 Kirkton Garage & Stores, Kirkton, Dumfries, DG1 1SX”.

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.

Particulars:

These particulars were drawn up on 09/02/2016



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 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.

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