FOR SALE
DEVELOPMENT OPPORTUNITY

Site of former Lochans Primary School Grounds
Main Street, Lochans, Stranraer, DG9 9AW

- Extensive grounds with potential for residential development subject to obtaining planning permission
- The site extends to 6979m² (1.72 Acres) or thereby
- Close to Stranraer and Cairnryan Ferry Terminals
- Offers over £80,000 are invited

THE SITE
The site lies in the centre of Lochans village some 3 miles south of Stranraer, Dumfries & Galloway’s second largest town with a population of around 13,000 people. The site benefits from a Post Office to the north of the site and all other amenities including Schools, Supermarkets and Health Care facilities are available a short drive away in Stranraer.

VIEWING & FURTHER INFORMATION
Andrew Maxwell  01387 273832
andrew.maxwell2@dumgal.gov.uk

Nik Lane  01387 273833
nik.lane@dumgal.gov.uk

Strategic Property Services
Community & Support Services
Dumfries & Galloway Council
Marchmount House
Marchmount Avenue
Dumfries  DG1 1PY
www.dumgal.gov.uk/property
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LOCATION
From Stranraer, head south on Dalrymple Street towards Broomfield Gardens. At the roundabout, take the 2nd exit onto the A77/Stoneykirk Road and continue on the A77. On entering Lochans, take the 2nd right on Thorn Street and then left in to the former Lochans School Car Park.

DESCRIPTION
The site presents potential for a residential development subject to obtaining planning permission and any other relevant consent. The area of land extends to 6979m² (1.72 Acres) or thereby.

SERVICES
Mains electricity, water and drainage are located nearby.

PLANNING
There is no existing planning consent for this site. Early advice should be sought from Area Planning Stranraer, Ashwood House, Sun Street, Stranraer, DG9 7JJ. Tel: 01776 702151

CONDITION
The provision of a new play area and associated equipment will be a condition of any sale. The positioning and equipment specification to be agreed with the Grounds Maintenance Supervisor, Stranraer. Tel: 01776 706030.

NOTE
At present, part of the former School building projects in to the School grounds, as shown outlined on the following plan. The former School building has recently been sold and a condition of that sale requires the purchaser of the former School building to demolish that part of the School building projecting in to the School grounds.

OFFERS
Offers over £80,000 are invited. Please note, offers must exceed the asking price to be considered for acceptance.

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
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Order that they may be advised of such closing date. On the closing date offers must be submitted in writing in a sealed envelope clearly marked:
“Offer for Site of former Lochans Primary School Grounds, Lochans, Stranraer”.
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 faxed if backed-up by mailed hard copy. Fax no: 01387 247803
The Council is not bound to accept the highest or any offers and late offers will not be considered.

Particulars
These particulars were revised on 2nd July 2019