

Property and Architectural Services

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DEVELOPMENT OPPORTUNITY

Former Newton Stewart Community Centre

Viewhills Road, Newton Stewart, DG8 6JA

Offers over £180,000 are sought.

Viewing and Further Information

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Property and Architectural Services

Dumfries and Galloway Council

Cargen Tower

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Dumfries

DG2 8PN

Close to Newton Stewart Town Centre

Site area 8,350 square metres (2.06 acre) or thereby

Offers over £180,000

Location

The Property is situated close to the town centre of Newton Stewart, gateway to Galloway Forest Park. Newton Stewart is the largest town in the Machars and is approximately 26 miles from Stranraer and 50 miles from Dumfries on the A75. Newton Stewart is a town of approximately 4,000 population.

The Property

The subjects currently comprise a sloping site of some 2.06 acres on which a former community centre and unused gym block are sited. Both buildings have suffered minor fire damage.

Accommodation

The former community centre is on three main levels with a Gross Internal Area of approx. 1,407 square metres (15,145 square feet).

The Gym has a Gross Internal area of approx. 325.26 square metres (3,501 square feet).

Services

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

Planning

The site is identified in the **Local Development Plan 2** which is currently under preparation and should be in place by September 2019 - **NST.H207 Former Community Centre (10 units allocated up to 2029)** To obtain further planning advice, interested parties are advised to contact:

Development Management -Dumfries Kirkbank House,
English Street, Dumfries, DG1 2HS.

Telephone 01387 260199

Email planning@dumgal.gov.uk

Rateable Value

Currently £0

Offers in excess of £180,000 are sought

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 and Architectural Services, preferably through their solicitor, in order that they may be advised of such dates. On the closing date, offers must be submitted either;

In writing in a sealed envelope and entitled,

Offers for former Newton Stewart Community Centre

All written offers should be sent to :

Legal Services

FAO Supervisory Solicitor Conveyancing

Council Headquarters

English St

Dumfries and Galloway Council DG1 2DD

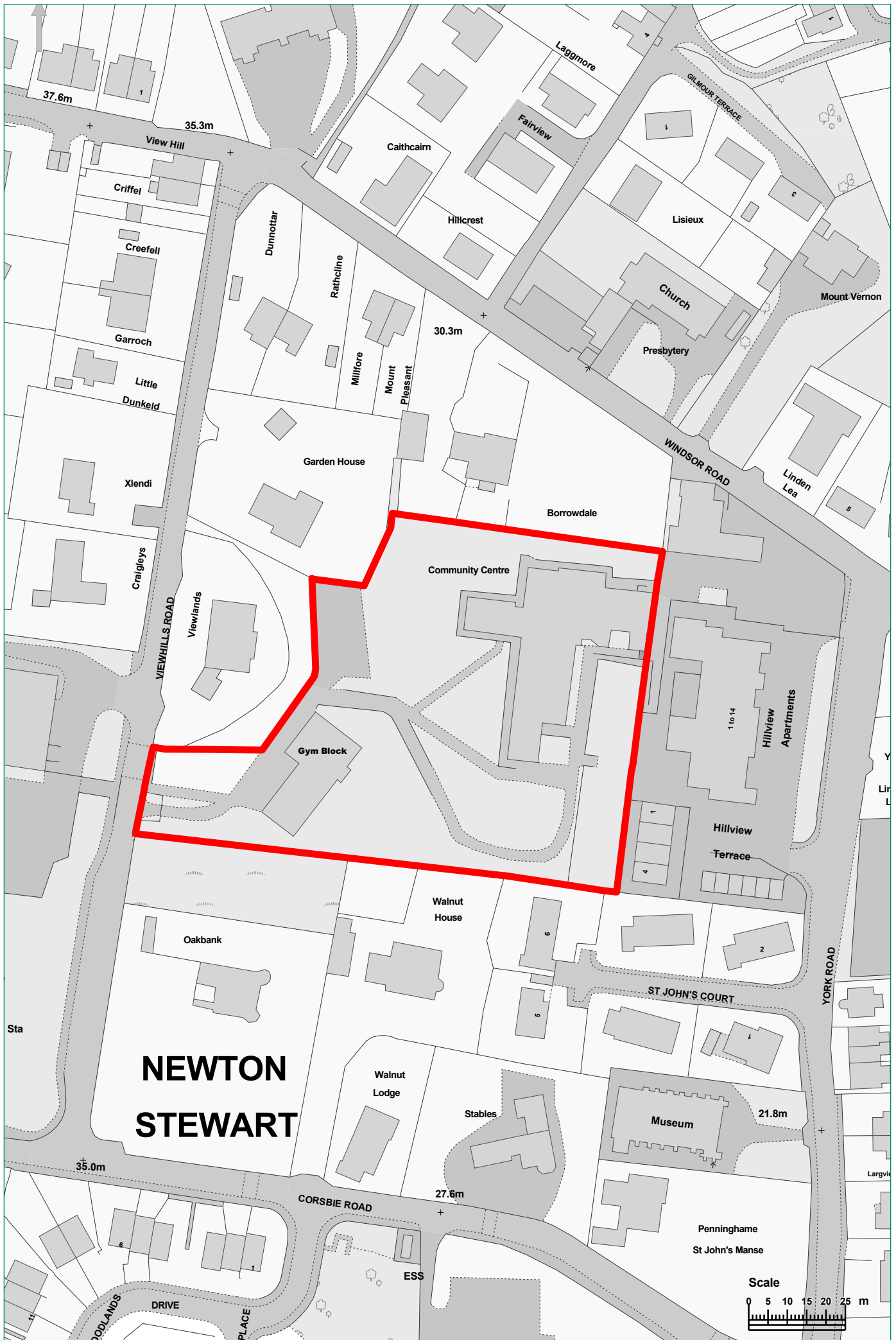
or;

emailed to (if backed up by a mailed hard copy)

propertyoffers@dumgal.gov.uk

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







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.