FOR SALE

DEVELOPMENT OPPORTUNITY

FORMER ELMBANK SCHOOL AND OFFICES

4 Lovers Walk, Dumfries DG1 1NZ

Offers over £195,000

viewing by appointment only

Viewing and contact information

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www.dumgal.gov.uk/property

Property and Architectural Services
Dumfries and Galloway Council
Cargen Tower
Garroch Business Park
Garroch Loaning
Dumfries
DG2 8PN
Summary
Category B Listed
Close to Dumfries Town Centre and Railway Station
Total gross internal area of 620 square metres (6,674 square feet) of space arranged over 4 floors
The total site area extends to 4,289 square metres or 1.06 acre.
Offers over £195,000 are invited

Location
Situated some 75 miles south of Glasgow and 35 miles northwest of Carlisle, Dumfries is the principal shopping and administrative centre in the Dumfries & Galloway Region of southwest Scotland and has a residential population in the order of 37,500. The town has good connections to the national roads network, being strategically positioned at the intersection of the A75, A76 and A701 trunk roads.

The property is located on the corner of Edinburgh Road and Lovers Walk close to Dumfries town centre and a short walk from the Railway Station.

The Property
The subjects comprise of a mid 19th century two storey (plus basement and attic) villa with a single storey extension. The property is of sandstone construction under a pitched slate roof with timber glaze single glazed windows. The single storey extension is of brick construction with a pitched tile roof, with flat felt sections and single glaze metal windows. A large garage and two stores are located within the curtilage of the site.

Accommodation
The building provides the following approximate Gross Internal Areas:
- Basement Floor, 13.42 square metres, 144 square feet
- Ground Floor, 347.01 square metres, 3,735 square feet
- First Floor, 208.60 square metres, 2,245 square feet
- Attic Floor, 50.98 square metres, 1,800 square feet
The accommodation comprises several classrooms, offices, stores, kitchen, toilets. The property has electric night storage heaters.

The total site area extends to some 4,300 square metres or 1.06 acres.

The Lodge House located within the site has a right of pedestrian and vehicular access over the site as shown coloured grey on the enclosed plan. It is believed that the owner of The Lodge has also been taking access over the route coloured green to Lover’s Walk and the sale of this property will be subject to any existing or potential rights.

EPC RATING - E

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

Rateable Value
The subjects have a rateable value of School: £15,000, Offices £7,600.

Planning
The property is Category B Listed
The Sellers have submitted a Householder & Local Pre-Application Enquiry and have ben provided with an Advisory Report, which can be made available to prospective purchasers upon request. In summary there is potential support for the change of use to residential, office or residential or non-residential institutions. Due to its position, it is strongly recommended that further advice is sought from the Council’s Roads Planning Team Leader prior to applying for planning permission

Further advice should be sought from:
Planning Nithsdale
Kirkbank House
English Street
DUMFRIES
DG1 2HS
Telephone 01387 260199

None of the items included in the sale of working or running nature such as the heating installation or mechanical or electrical equipment (where included in the sale) has been tested by Dumfries & Galloway Council and no warranty is given in this respect. Potential purchasers should satisfy themselves as to any points arising there from. Any photographs used are purely illustrative, and may only demonstrate the surroundings. They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or what is included in the sale.
Offers

Offers over £195,000 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 Elmbank 4 Lovers Walk, Dumfries DG1 1NZ. All offers should be sent to: Legal Services F.A.O. Supervisory Solicitor Conveyancing

Monreith House, Crichton Business Park, Glencaple Road, Dumfries, DG1 4ZZ

or emailed to (if backed up by a 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.
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.