FOR SALE

DEVELOPMENT OPPORTUNITY

AILSA HOUSE

Sun Street, Stranraer, DG9 7JL

Offers over £155,00

Viewing and contact information

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Summary
Built circa 1890 and extended in the 1970s.
Close to Stranraer Town Centre
Total Gross Internal Area amounts to 327.55 sq m (3526 sqft) over 2 floors
The site extends to 1148 sq m or 12,360 sq ft.

Location
Stranraer is the main commercial and administrative centre in Wigtownshire and lies approximately 86 miles south west of Glasgow and 75 miles west of Dumfries.
The property is situated close to Stranraer town centre on Sun St and is adjacent to other office and residential premises.

The Property
Ailsa House sits in an elevated site on Sun Street in the Town of Stranraer. Constructed in local whinstone with yellow sandstone detailing around quoins eaves and windows. The roof is of hipped slate and was refurbished in 2010. This property contains many original internal features including ornate plasterwork, cornicing, and marble fireplaces. The flat roof extension at the rear is constructed of brick under a felt covered roof. The glazing is predominately uPVC double glazed. Heating is from electric night storage heaters. Most of the curtilage is currently tarmac and there is vehicular access around the building.

Accommodation
The building provides the following approximate gross internal areas.
- Ground Floor 194.45 sq m (2,093 sq ft)
- First Floor 133.10 sq m (1,432 sq ft)
The property is currently laid out as offices but may lend itself to conversion to domestic use.
EPC Rating D

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

Rateable Value
The current Rateable Value (as an office) is £10,450

Planning
The sellers have submitted a Householder & Local Pre-Application Enquiry and have been provided with an Advisory Report which can be made available to prospective purchasers on request. In summary there is potential support for the change of use to residential, office and residential or non-residential institutions.
Further advice should be sought from:

Planning
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 and Galloway Council and no warranty is given in this respect.
Potential purchasers should satisfy themselves as to any points arising therefrom. 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 £155,000 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 Ailsa House, Sun St, Stranraer DG9 7JL”.

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.
Internal Gross Area = 327.55 m²
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.