FOR SALE
DEVELOPMENT OPPORTUNITY
FORMER APPLEGARTH HALL
Greenburn, Applegarth, Lockerbie DG11 2RR
Offers over £70,000

Viewing and contact information

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Property and Architectural Services
Dumfries and Galloway Council
Cargen Tower
Garroch Business Park
Garroch Loaning
Dumfries
DG2 8PN
Location
Situated some 14 miles northeast of Dumfries, 4 miles north of Lockerbie, 29 miles north of Carlisle and 1 mile northeast of the A74.

The Property
The subjects comprise of a late 19th century single storey hall with two single story extensions. The property is constructed of brick under a pitched slate roof with PVC double glaze windows. The two extensions are of brick/block roughcast with pitched slate roofs and PCV double glaze windows. Within the curtilage of the site there is a brick built store under a pitched slate roof.

Accommodation
The accommodation comprises of main hall with stage, meeting room, kitchen, men's and ladies toilets. The property has wall mounted dimplex radiant heaters and electric storage heaters.

The total site area extends to 890 square metres or 0.22 acre or thereby.

The hall was closed due to the poor condition of the floor.

EPC Rating - G

Services
The property is connected to mains supplies of water, electricity. Drainage is to a septic tank which is located out with the subjects of sale.

Rateable Value
The subjects have a rateable value of £3,000.

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 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 £70,000 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 Former Applegarth Hall, Greenburn, Applegarth, Lockerbie, DG11 2RR.

All offers should be sent to:
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.