FOR SALE
DEVELOPMENT OPPORTUNITY
OFFICES - WOODBANK
30 Edinburgh Road, Dumfries DG1 1NW
Offers over £300,000

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 C Listed
Close to Dumfries Town Centre and Railway Station
Total gross internal area of 1,384 sq metres (14,898 square feet) of space arranged over 4 floors
The total site area extends to 2,622 square metres or 0.65 acre or thereby.
Offers over £300,000 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 41,500. 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 Edinburgh Road close to Dumfries town centre and a short walk from the Railway Station.

The Property
The subjects comprise a mid 19th century two storey baronial (plus basement and attic) villa with later 19th century extension to the north. The property is of sandstone construction under a pitched slated roof with timber framed single glazed windows. The property benefits from gas central heating throughout. There is on site parking.

Accommodation
The building provides the following approximate Gross Internal Areas:
Basement Floor - 53.60 square metres l 577 square feet
Ground Floor - 697.56 square metres l 7,508 square feet
First Floor - 517.96 square metres l 5,575 square feet
Attic Floor - 114.86 square metres l 1,236 square feet
The accommodation comprises offices, stores, kitchen and toilets.
The total site area extends to 2,622 square metres or 0.65 acre or thereby

EPC Rating- G

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

Rateable Value
The subjects have a rateable value of £65,500

Planning
The property is Category C Listed.
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 upon request. In summary there is potential support for the change of use to residential, office or residential or non-residential institutions.
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 £300,000 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 Woodbank, 30 Edinburgh Road, Dumfries DG1 1NW”
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.