

Property Estates and Programmes

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FOR SALE
DEVELOPMENT OPPORTUNITY
FORMER COACHING HOUSE / STORE
Meuse Lane, George Street, Dumfries DG1 1HH
Two storey semi-detached property
Offers over £20,000
Viewing by appointment only

Viewing and contact information

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Property, Estates & Programmes
Dumfries and Galloway Council
Cargen Tower
Garroch Business Park
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Dumfries
DG2 8PN



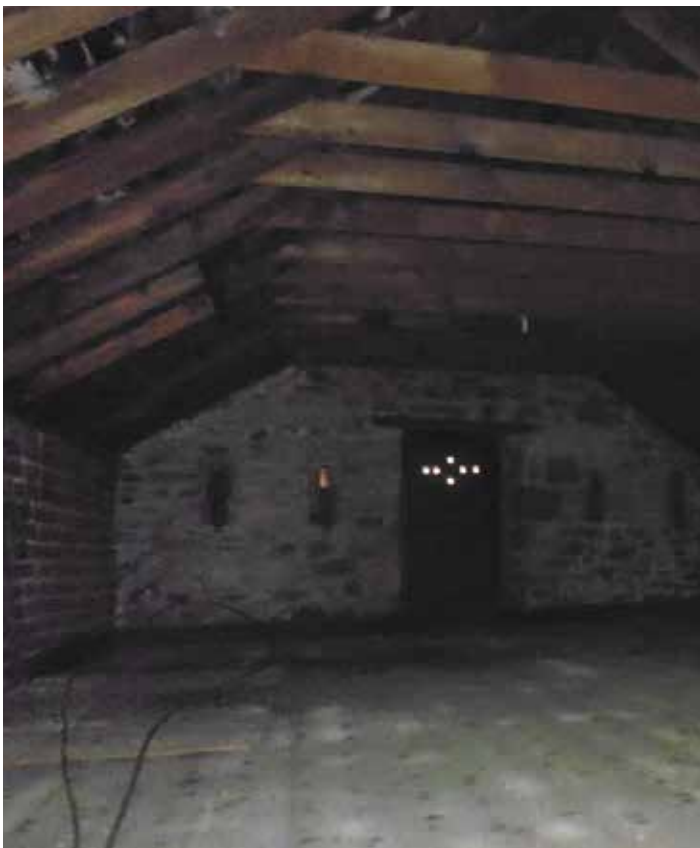
Summary of building and land:

Two storey semi-detached building set in Meuse Lane, off George Street, Dumfries. Situated close to the centre of Dumfries and all local amenities and transport links. The property comprises of 4 internal spaces with a GIA of approx. 93.19sqm (956.13sqft). The building is B listed and is located within the Dumfries Conservation Area.

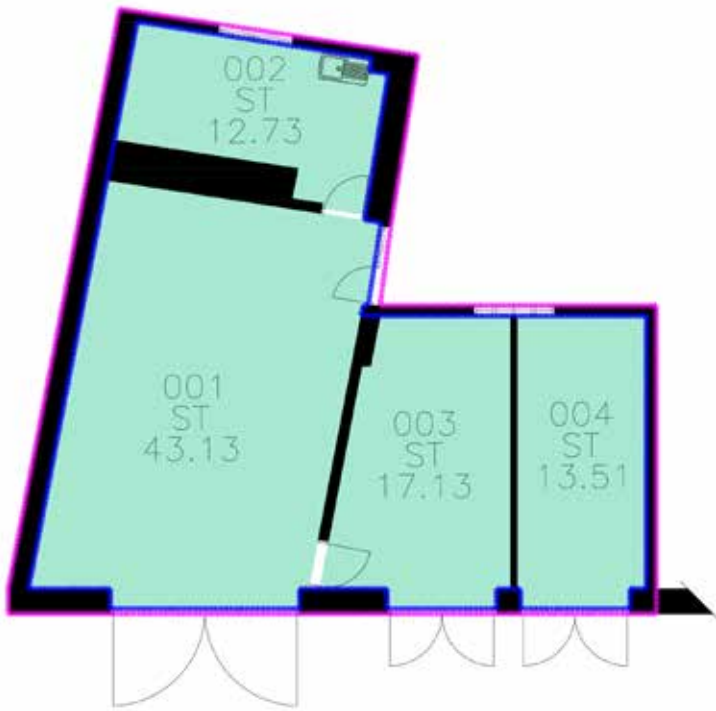
Former Coaching House, Meuse Lane, George Street, Dumfries - [Meuse Lane & George St - Google Maps](#)

Accommodation:

Space Identifier	Former Use	Approx GIA	
001	Store	43.13sqm	442.72sqft
002	Store	12.73sqm	30.61sqft
003	Store	17.13sqm	175.75sqft
004	Store	13.51sqm	138.61sqft
Total		93.19sqm	956.13sqft



First floor



Internal Gross Area = 93.19 sq.m
 External Gross Area = 106.26 sq.m

All future potential developments will be subject to all the necessary Planning and Building Control consents. Potential purchasers are encouraged to complete their own due diligence and submit a pre-planning application enquiry.

Services:

The property is connected to water mains with drainage to the public sewer.

Due Diligence:

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.

Offers:

Prospective purchasers are advised to note their interest in this property with Property, Estates & Programmes, preferably through their Solicitor in order to be advised of a set closing date. On the closing date offers must be submitted in writing in a sealed envelope or by email clearly marked – “Offer for Former Coaching House / Store, Meuse Lane, George Street, Dumfries, DG1 1HH”.

All offers should be sent to:

Legal Services – FAO Supervisory Solicitor, Conveyancing, Council Headquarters, English Street, Dumfries, DG1 2DD; or emailed to propertyoffers@dumgal.gov.uk

The Council is not bound to accept the highest offer received 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.

Sale particulars updated 30 January 2023