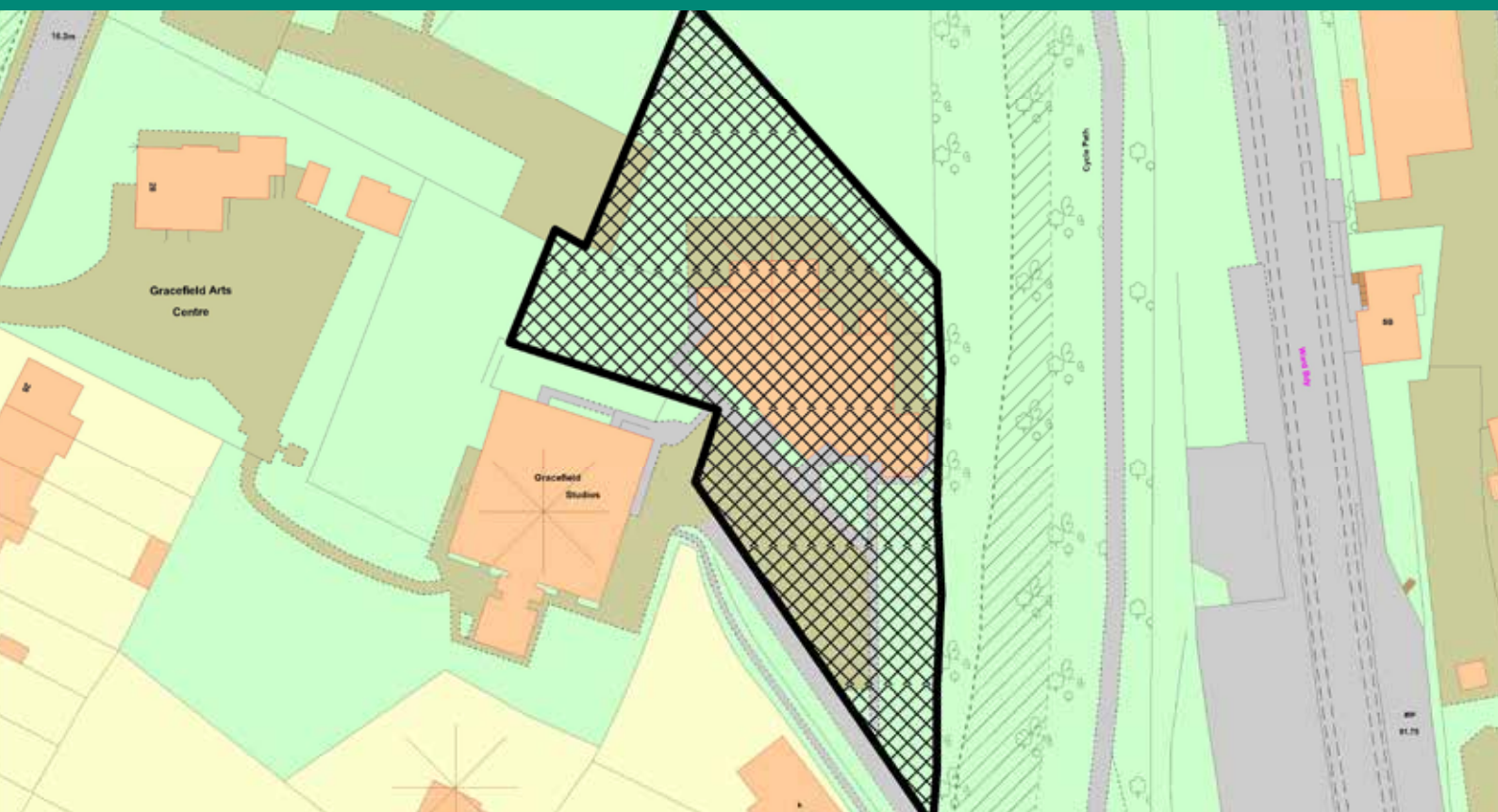


# Property Estates and Programmes

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FOR SALE

## Former Langlands Special School

Loreburn Park, Dumfries DG1 1LS

Development Opportunity

Offers over - £175,000

Viewing by appointment only

### Viewing and contact information:

**Andrew Maxwell 01387 273832**

[Andrew.Maxwell@dumgal.gov.uk](mailto:Andrew.Maxwell@dumgal.gov.uk)

**Nik Lane 07919 895353 (Tues-Thur)**

[Nik.Lane@dumgal.gov.uk](mailto:Nik.Lane@dumgal.gov.uk)

**Anna Wyllie 07789 033438 (Wed-Fri)**

[Anna.Wyllie@dumgal.gov.uk](mailto:Anna.Wyllie@dumgal.gov.uk)

[www.dumgal.gov.uk/property](http://www.dumgal.gov.uk/property)

Property, Estates & Programmes

Dumfries and Galloway Council

Cargen Tower

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Dumfries  
& Galloway



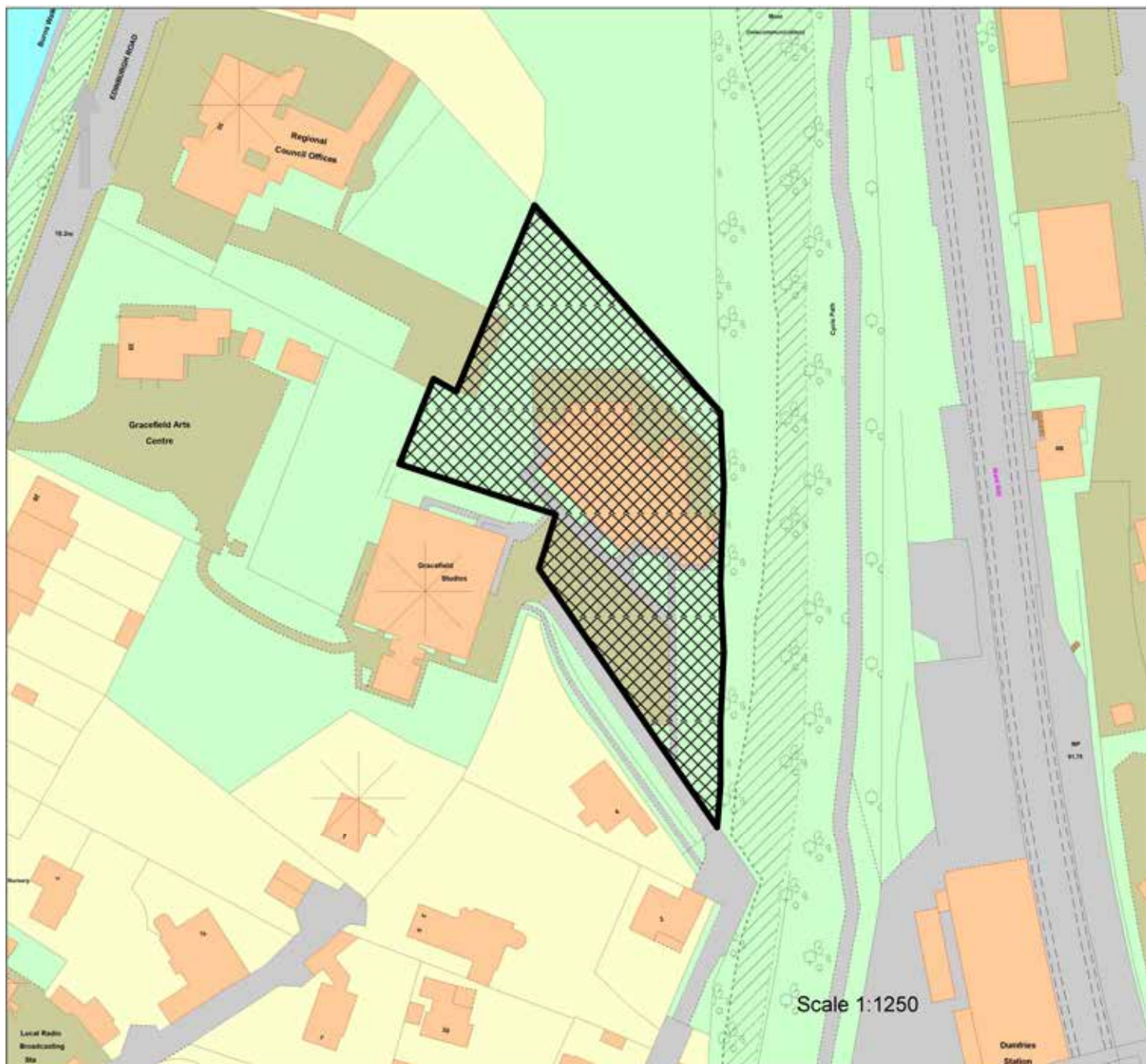
Subjects at:

Land and property cross hatched in black at Loreburn Park, Dumfries, DG1 1LS extending to 4001 square metres / 43070 square foot or thereby.

[Former Langlands School Building / Loreburn Park, Dumfries - Google Maps](#)



LOCATION PLAN



## SUMMARY

Former Langlands Special School

4,001 sqm (43,070 sqft) site with in principle Planning Consent for the demolition of the existing building and development of four dwelling houses.

Development opportunity – offers over £175,000 are invited.

## LOCATION

Langlands is situated close to all local amenities in Dumfries and adjacent to the Dumfries Railway Station with routes to the north and south. Access to Carlisle via A75 / M74 / M6 (34 miles). The stunning Solway Coast can be reached within 30 minutes.

## SERVICES

The existing property is connected to mains electricity, gas and water and drainage is to the public sewer.

Rateable Value for existing use - £28,700

## 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 tier 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 clearly marked – **“Offer for Langlands, Loreburn Park, Dumfries, DG1 1LS”**.

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](mailto: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.