

FOR SALE

DEVELOPMENT OPPORTUNITY

Site of former Lochans Primary School Grounds Main Street, Lochans, Stranraer, DG9 9AW

- Extensive grounds with potential for residential developments subject to obtaining planning permission
- The site extends to 6979m² (1.72 Acres) or thereby
- Close to Stranraer and Cairnryan Ferry Terminals
- Offers over **£80,000** are invited

THE SITE

The site lies in the centre of Lochans village some 3 miles south of Stranraer, Dumfries & Galloway's second largest town with a population of around 13,000 people. The site benefits from a Post Office to the north of the site and all other amenities including Schools, Supermarkets and Health Care facilities are available a short drive away in Stranraer.

VIEWING & FURTHER INFORMATION

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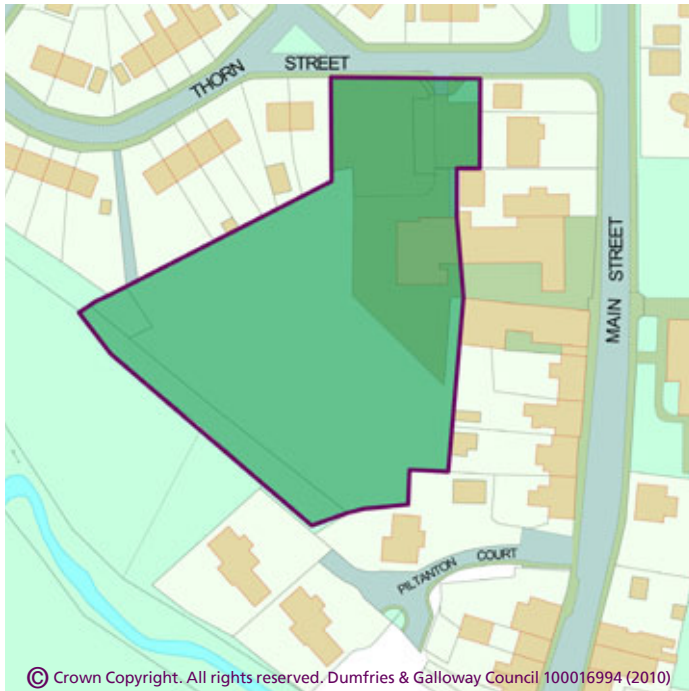
Strategic Property Services
Community & Support Services
Dumfries & Galloway Council
Marchmount House
Marchmount Avenue
Dumfries DG1 1PY
www.dumgal.gov.uk/property



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LOCATION

From Stranraer, head south on Dalrymple Street towards Broomfield Gardens. At the roundabout, take the 2nd exit onto the A77/Stoneykirk Road and continue on the A77. On entering Lochans, take the 2nd right on Thorn Street and then left in to the former Lochans School Car Park.



DESCRIPTION

The site presents potential for a residential development subject to obtaining planning permission and any other relevant consent. The area of land extends to 6979m² (1.72 Acres) or thereby.

SERVICES

Mains electricity, water and drainage are located nearby.

PLANNING

There is no existing planning consent for this site. Early advice should be sought from Area Planning Stranraer, Ashwood House, Sun Street, Stranraer, DG9 7JJ. Tel: 01776 702151

CONDITION

The provision of a new play area and associated equipment will be a condition of any sale. The positioning and equipment specification to be agreed with the Grounds Maintenance Supervisor, Stranraer. Tel: 01776 706030.

NOTE

At present, part of the former School building projects in to the School grounds, as shown outlined on the following plan. The former School building has recently been sold and a condition of that sale requires the purchaser of the former School building to demolish that part of the School building projecting in to the School grounds.

OFFERS

Offers over **£80,000** are invited.

Please note, offers must exceed the asking price to be considered for acceptance.



It is likely that a closing date for offers will be set. Prospective purchasers are advised to note their interest in the property with Strategic Property Services, preferably through their solicitor, in

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order that they may be advised of such closing date. On the closing date offers must be submitted in writing in a sealed envelope clearly marked:

“Offer for Site of former Lochans Primary School Grounds, Lochans, Stranraer”.

All offers should be sent to:

Legal Services
F.A.O. Supervisory Solicitor Conveyancing
Council Headquarters
English Street
Dumfries
DG1 2DD or LP9 Dumfries

Offers may be faxed if backed-up by mailed hard copy. Fax no: **01387 247803**

The Council is not bound to accept the highest or any offers and late offers will not be considered.

PARTICULARS

These particulars were revised on 2nd July 2019



Dumfries & 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 & 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.

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