

Property and Architectural Services

Cargen Tower • Garroch Business Park • Garroch Loaning • Dumfries • DG2 8PN • T: 030 33 33 3000 • W: www.dumgal.gov.uk/property



FOR SALE

DEVELOPMENT OPPORTUNITY

FORMER LANGHOLM PRIMARY SCHOOL

Thomas Telford Road, Langholm DG13 0BL

Offers over £100,000

Close to Langholm Town Centre • Site area 4,034 square metres (0.99 acre) or thereby • Offers over £100,000

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

The Property is situated close to the centre of Langholm within easy reach of Carlisle, located some 20 miles south along the A7. Hawick is located 23 miles north on the A7 and Dumfries 38 miles travelling south along the A7 and A75. From Langholm Town Centre, turn on to Townhead Bridge and proceed 300 metres along the Thomas Telford Road and the property is located to your left opposite to the new joint Langholm Primary and Secondary schools.

The Property

The building is Category B Listed

The subjects comprise of the former Langholm Primary school and its grounds. The building is built from the blonde grey Whita (local) sandstone characteristic of Langholm and consists of a two-storey building constructed 1894 with two ground floor side wings constructed 1854. There is also the former dining hall siting within the rear curtilage of the site with a similar construction. There are two more recent extensions of consisting of mainly of brick block construction with flat felt roofs. A description of the listing can be found on the Historic Environment Scotland's web site.

Accommodation

The accommodation is on two levels with a Gross Internal Area of approx. 1,264 square metres 13,606 square feet.

Planning

The site is identified in the Local Development Plan 2- Proposed Plan-Page 168- LMH.H201 Former Primary School, Langholm (10 units allocated to 2029).

https://www.dumgal.gov.uk/media/19739/LDP2-Proposed-Plan/pdf/PROPOSED_PLAN_JAN_2018.pdf?m=636564441676770000

Interested parties are advised to contact:

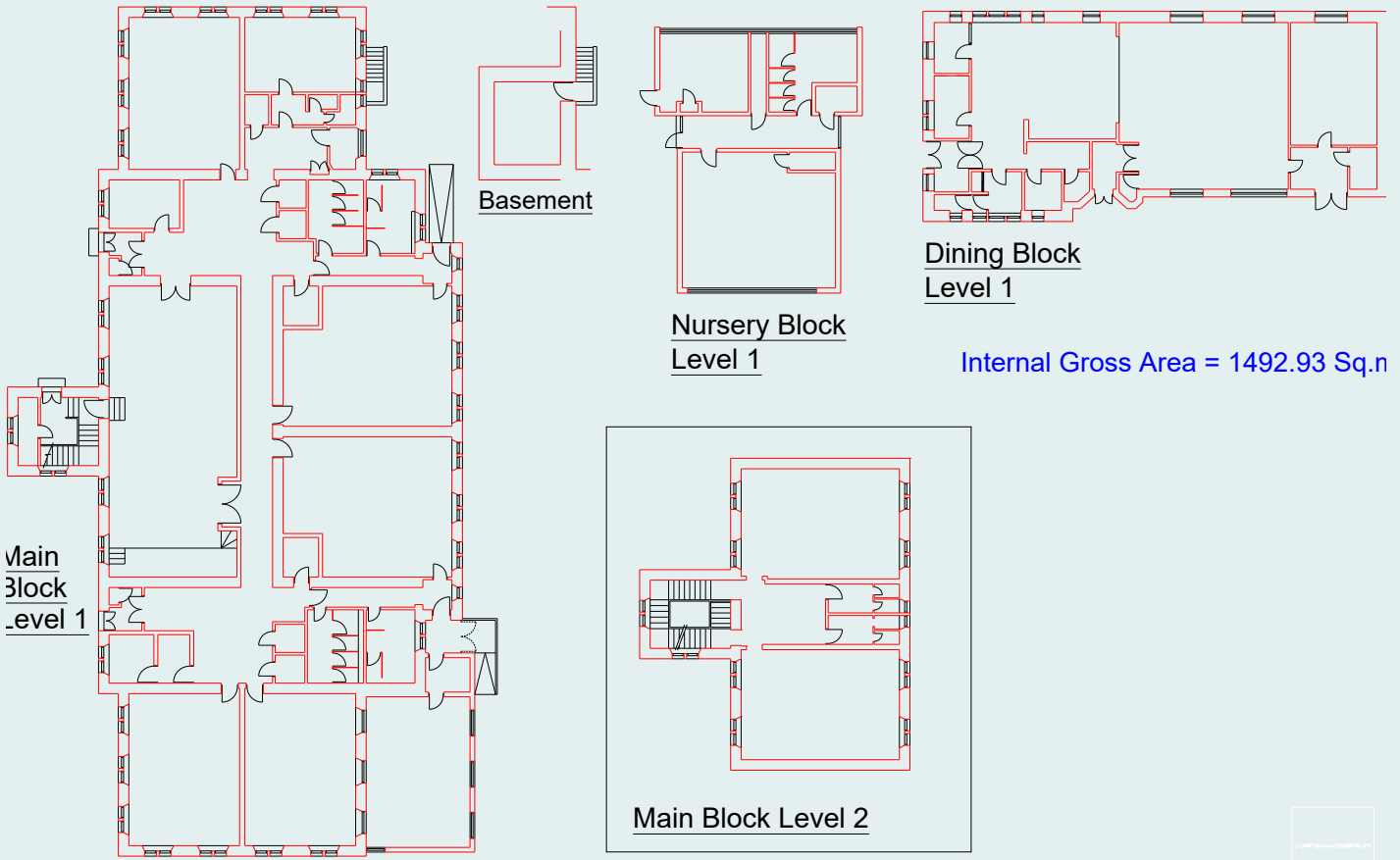
Development Management -Dumfries Kirkbank House, English Street, Dumfries, DG1 2HS

Telephone 01387 260199

RATEABLE VALUE Currently £0

EPC E





Langholm Primary School

Level 1 & 2

Property Services
050X00AA JAN 2008

Offers

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 Langholm Primary School, Thomas Telford Road, Langholm DG13 0BL ”.

All offers should be sent to:
 Legal Services
 F.A.O. Supervisory Solicitor Conveyancing
 Council Headquarters
 English Street
 Dumfries DG1 2DD or LP9 Dumfries



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.