

Property and Architectural Services

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DEVELOPMENT OPPORTUNITY **Former Glenzier Primary School**

Nr. Canonbie DG1 40T

Offers over £75,000 are sought

Viewing and Further Information

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Dumfries and Galloway Council

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& Galloway



The Property

The property comprises the former Glenzier Primary School located less than 0.5 miles west of the small village of Evertown and set in an attractive rural location. The centre of Canonbie lies approximately 2.5 miles to the east of the property and Carlisle is approximately 16 miles south with easy access off the A7 linking Scotland and England. Dumfries and Hawick lie approximately 31 miles to the west and north respectively. The building is set back from the B6357 road occupying a slightly elevated and good sized site extending to 0.54 acres or thereby.

Description

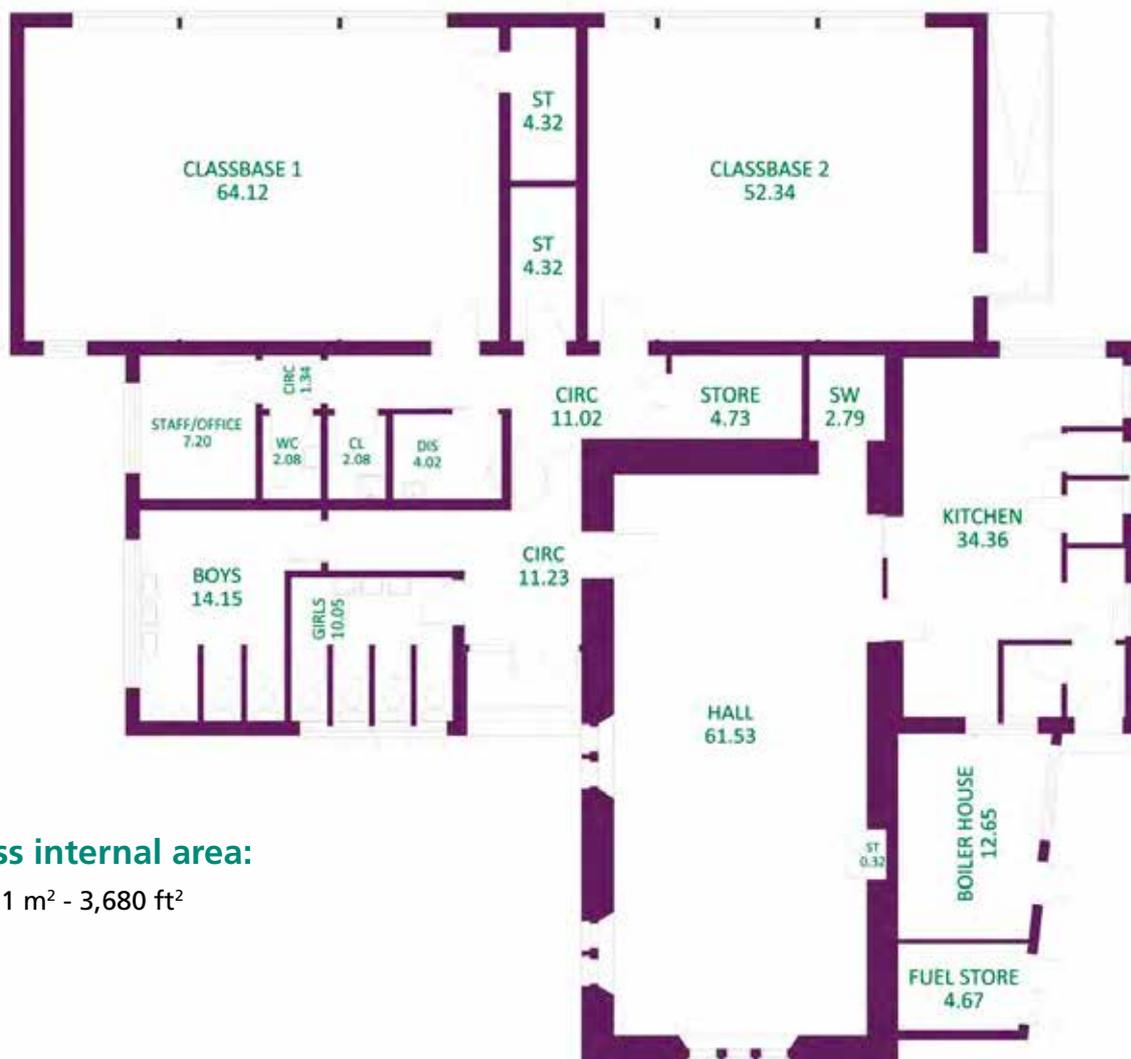
The original section of the former Glenzier Primary School is an attractive sandstone and slate building. Windows are original timber frame sash and casement single glazed units. Several flat roof extensions have been constructed to both sides and to the rear of the property, all of which are in poor condition.

Site

The property occupies a good sized site extending to 0.54 acres or thereby. A substantial tarmac surfaced playground and car park area are situated to the front of the property. To the rear is a an overgrown grassed area with trees bounded by timber post and wire fencing to the side and rear.

Services

There is an electricity supply to the building which is currently disconnected and the electric meters have been removed. The property is connected to mains water. It is believed that drainage is currently to a septic tank which is located out with the subjects of sale. The property previously benefitted from oil fired central heating which has been unused and drained down since September 2009. The heating system has not been tested and no guarantee whatsoever is given that the system is in working order. It is believed that the oil tank and oil fired boiler are of a considerable age. The hot water cylinder has been removed from the property. The flat roof extension structure housing the oil tank and boiler house situated to the east of the original building are in a dilapidated condition.



Gross internal area:

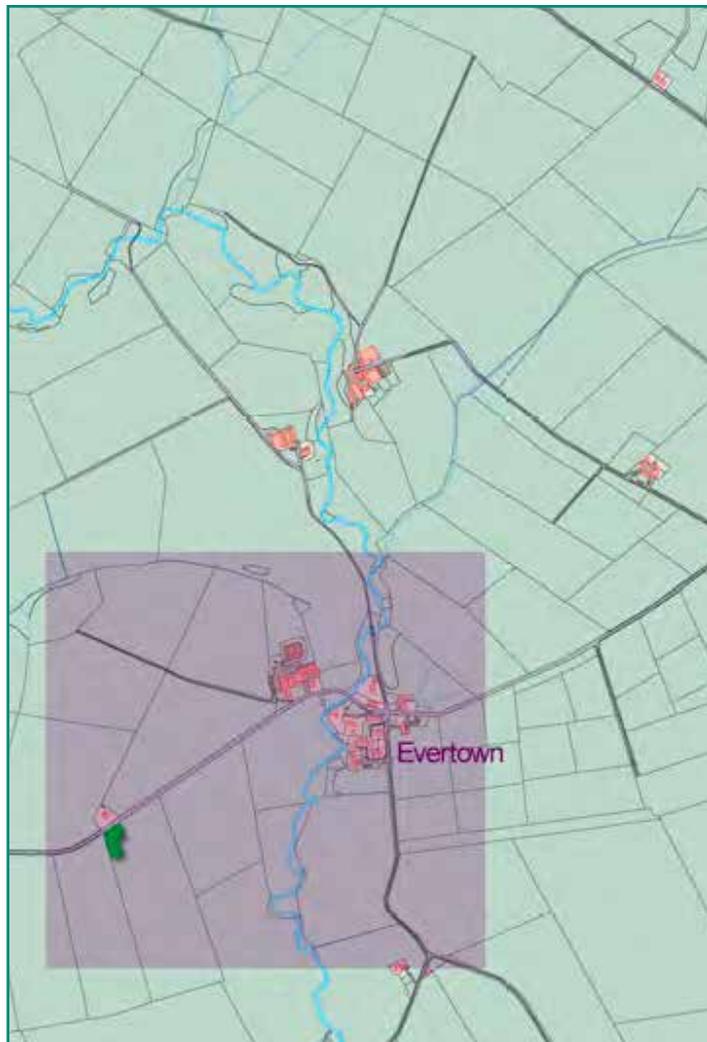
341.91 m² - 3,680 ft²

Planning

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, the Report advises that given the size of the primary school and attached grounds, the primary school could potentially be divided into two attached dwellings, or as a single dwelling. Careful consideration should be given to ensure that the character of the original building is preserved. Any external alterations should be sympathetic to the original building and its impact on the immediate area.

Early advice should be sought from **Development Management Dumfries** on Tel: **01387 260199** or email planning@dumgal.gov.uk

Offers over £75,000 are invited



Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £5,450.

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 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 Glenzier Primary School". All offers should be sent to:

FAO Supervisory Solicitor Conveyancing

Monreith House,

Crichton Business Park,

Glencaple Road,

Dumfries,

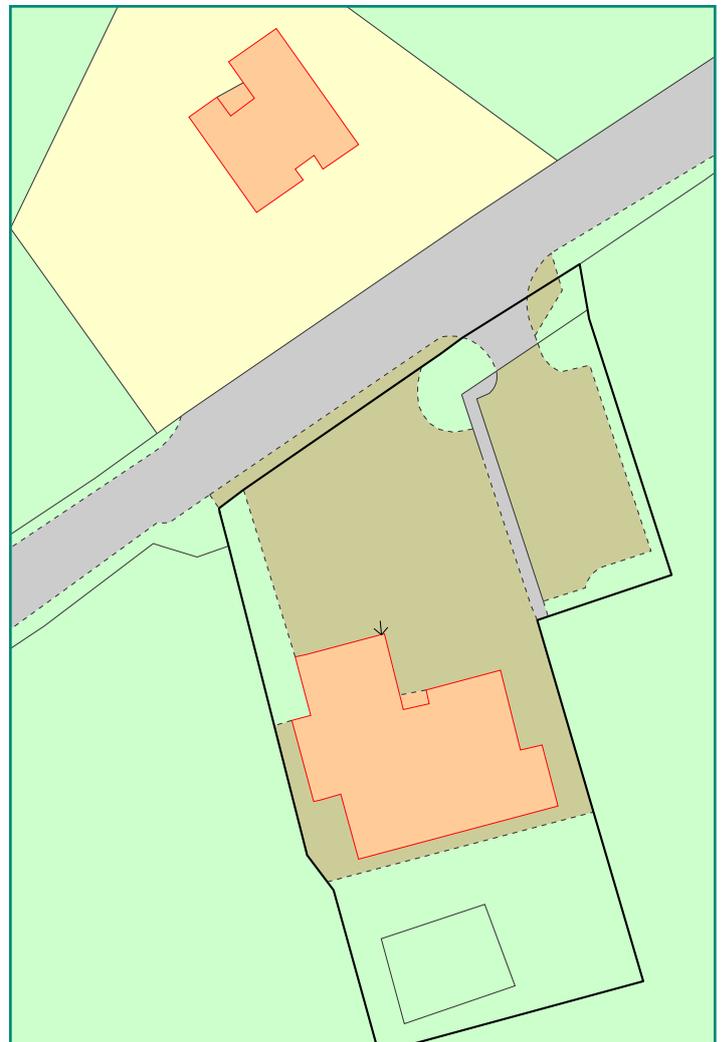
DG1 4ZZ

or

emailed to (if backed up by a mailed hard copy)

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.