

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



FOR SALE

## DEVELOPMENT OPPORTUNITY OFFICES - FORMER RECREATIONAL HALL

Blacklocks Vennel, Lochmaben DG11 1NP

Offers over £10,000

### 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

## Summary

Gross Internal Area extends to some 105 square metres

The total site area extends to 105 square metres or thereby.

Offers over £10,000 are invited

## Location

The property is located close to the centre of the town of Lochmaben, which is located within easy reach of Dumfries some 8 miles to the south west and Lockerbie some 4 miles to the east, all of the towns being connected by the A709. The property is located down an alley, close to Lochmaben Town Hall .

## Description

The subjects comprise of a two storey building constructed of sandstone under a pitched slate roof. The ground floor was formerly changing rooms and the first floor was used as a games hall. Both levels have separate access doors. The property is in a poor state of repair as shown in the photographs.

## Services

The property is connected to mains water, electricity and drainage

## Rateable Value

£3,325

## Planning

A pre-planning application enquiry can be made online using a form to be found at [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning) Early advice should be sought from: Development Management - Dumfries Kirkbank House, English Street, DUMFRIES DG1 2HS Telephone 01387 260199

## OFFERS

**Offers over £10,000 are invited.**

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 Recreation Hall, Blacklocks Vennel, Lochmaben, DG11 1ND”

All offers should be sent to:

**Legal Services**

**F.A.O. Supervisory Solicitor Conveyancing  
Council Headquarters**

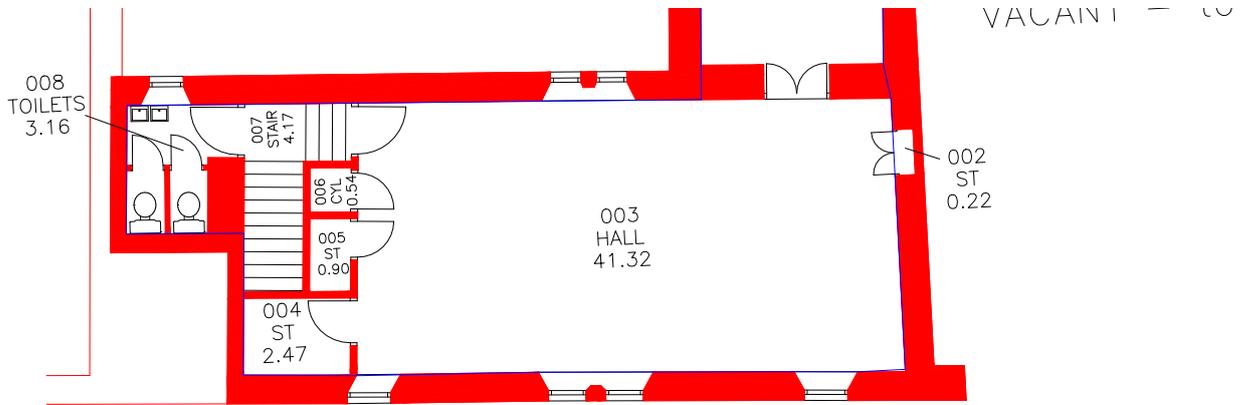
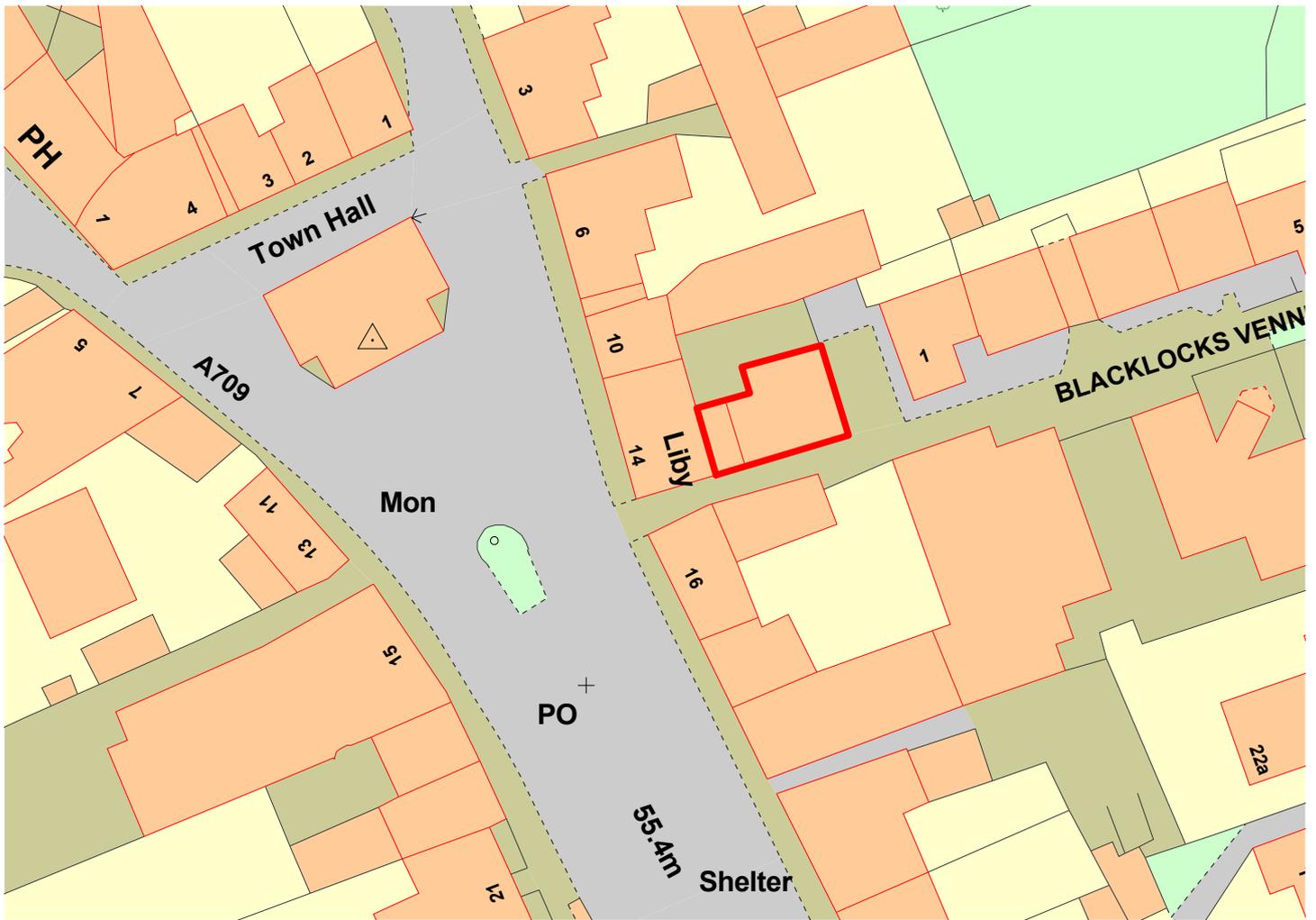
**English St**

**Dumfries**

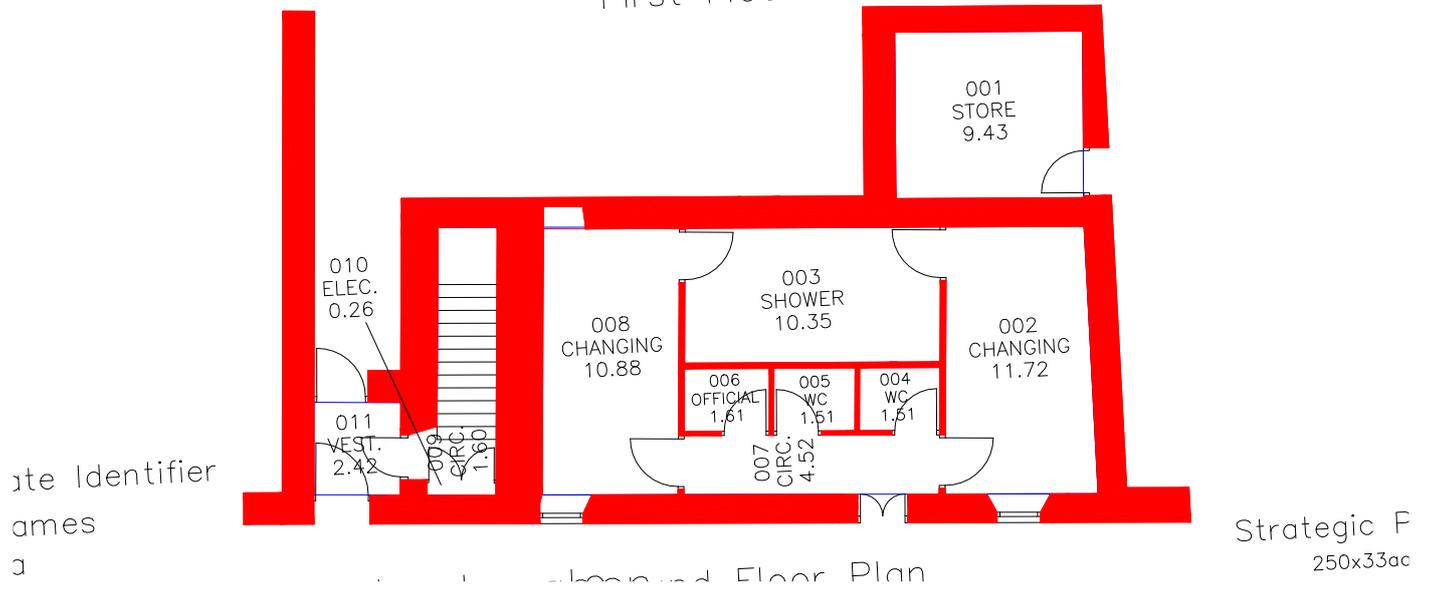
**DG1 2DD**

or emailed to (if backed up by a mailed hard copy) to [propertyoffers@dumgal.gov.uk](mailto:propertyoffers@dumgal.gov.uk)

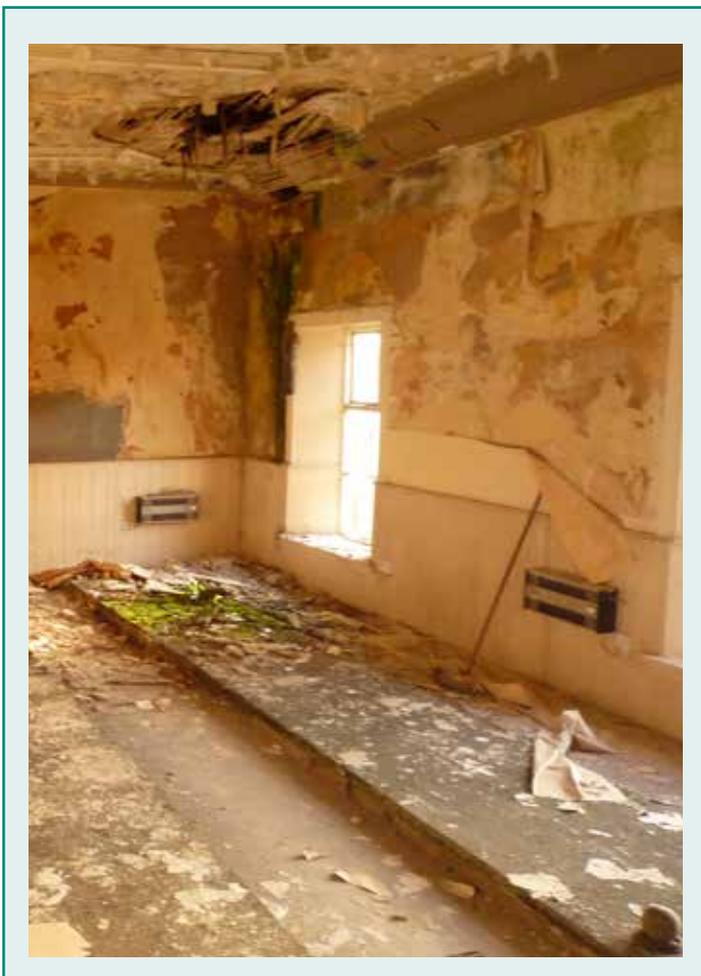
The Council is not bound to accept the highest or any offers and late offers will not be considered.



First Floor Plan



Strategic Floor Plan



**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.