

# 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** **FORMER PAVILION, GARDEN & CAR PARK**

Kingholm Road, Dumfries DG1 4AX

Overs **OVER £40,000**

### **Viewing and contact information**

**Andrew Maxwell** 01387 273832

[andrew.maxwell2@dumgal.gov.uk](mailto:andrew.maxwell2@dumgal.gov.uk)

**Nik Lane** 01387 273833

[nik.lane@dumgal.gov.uk](mailto:nik.lane@dumgal.gov.uk)

**Alastair Johnson** 01387 273828

[alastair.johnson@dumgal.gov.uk](mailto:alastair.johnson@dumgal.gov.uk)

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

Property and Architectural Services  
Dumfries and Galloway Council  
Cargen Tower  
Garroch Business Park  
Garroch Loaning  
Dumfries  
DG2 8PN

## LOCATION

Situated some 75 miles south of Glasgow and 35 miles northwest of Carlisle, Dumfries is the principal shopping and administrative centre in the Dumfries & Galloway Region of southwest Scotland and has a residential population in the order of 37,500. The town has good connections to the national roads network, being strategically positioned at the intersection of the A75, A76 and A701 trunk roads.

The property is located 1 mile south of Dumfries Town Centre on the B726.

## THE PROPERTY

The subjects comprise of a early 19th century two storey former changing pavilion with garden ground and car parking. The property is constructed of sandstone under a pitched slate roof with timber single glazed windows. Members of the public will have rights to continue using the car park and the Council reserves rights of access over the grounds to maintain, repair and renew the retaining wall along the B726.

## ACCOMMODATION

The building provides the following approximate Gross Internal Areas:

### Ground Floor:

45.88 Square Metres  
(483 Square Feet)

### First Floor:

45.89 Square Metres  
(493 Square Feet)

The accommodation comprises of changing rooms, showers and toilets.

The total site area extends to 897 square metres or 0.22 acre.

EPC Rating- to follow

## SERVICES

The property is connected to mains supplies of water, electricity, gas and drainage.

## 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

None of the items included in the sale of working or running nature such as the heating installation or mechanical or electrical equipment (where included in the sale) has been tested by Dumfries & Galloway Council and no warranty is given in this respect. Potential purchasers should satisfy themselves as to any points arising there from. Any photographs used are purely illustrative, and may only demonstrate the surroundings. They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or what is included in the sale.

## OFFERS

**Offers over £40,000 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 Pavilion, Garden & Car Park, Kingholm Road, Dumfries, DG1 4AX”

All offers should be sent to:

**Legal Services**

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

**Council Headquarters**

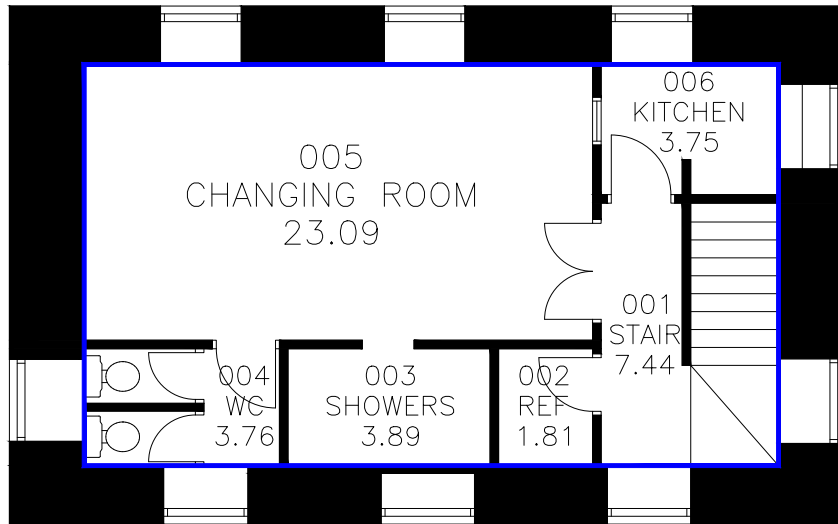
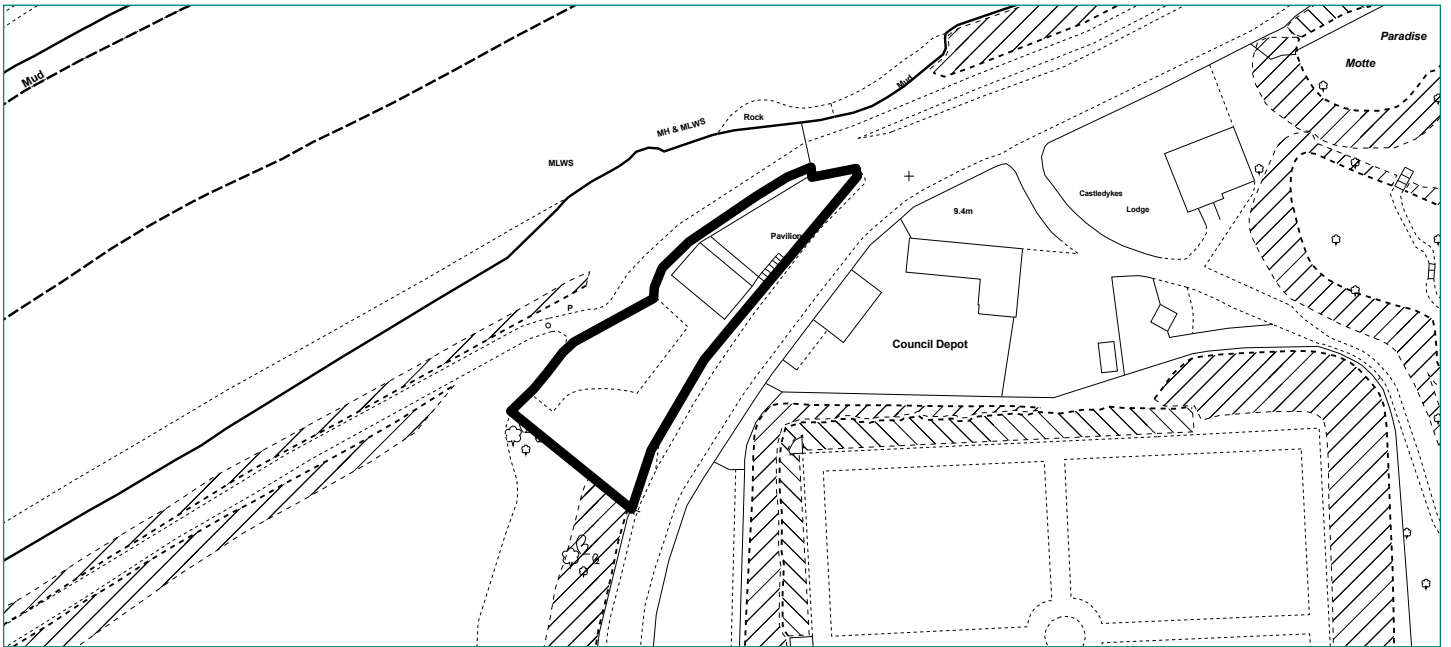
**English St**

**Dumfries**

**DG1 2DD**

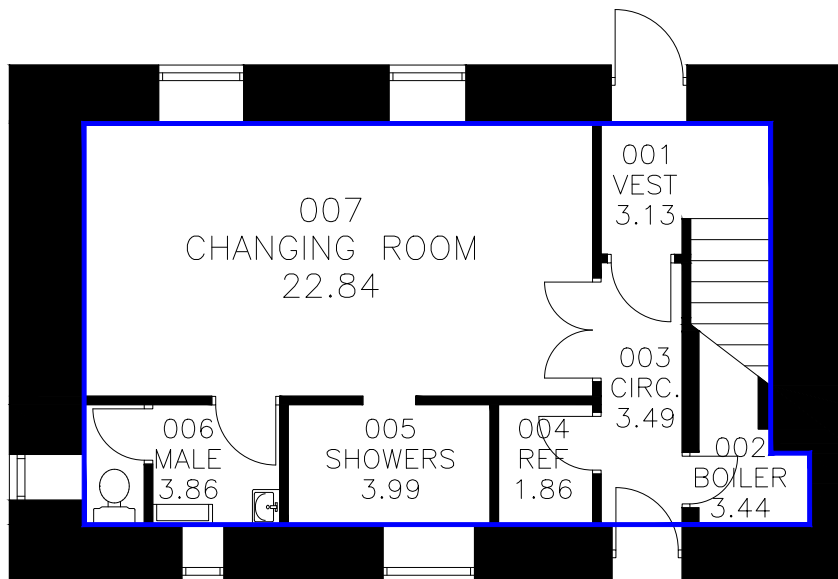
or emailed to (if backed up by a mailed hard copy) to [propertyoffers@dumgal.gov.uk](mailto:propertyoffers@dumgal.gov.uk)

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



Level 2

Level 2 Internal Gross Area = 45.89 sq.m



Level 1

Level 1 Internal Gross Area = 45.84 sq.m



**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.