

# Property Estates and Programmes

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FOR SALE

## DEVELOPMENT OPPORTUNITY

### FORMER WESTERKIRK PRIMARY SCHOOL BUILDING

Bentpath, Langholm DG13 0PB

Single storey semi-detached stone C listed building (LB16922).

Offers over **£30,000**

Viewing by appointment only - external video footage can be accessed – [here](#)

## Viewing and contact information

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Property, Estates & Programmes  
Dumfries and Galloway Council  
Cargen Tower  
Garroch Business Park  
Garroch Loaning  
Dumfries  
DG2 8PN

## Summary:

One storey semi-detached building set in rural Eskdale comprising 3 internal principal spaces and 4 ancillary spaces over a GIA of approx. 133sqm on a site of 864 sqm (1432 sqft). Listed building designation C – LB16922.

## Location:

Situated between Langholm and Eskdalemuir this property is located overlooking the River Esk adjacent to the Westerkirk Library which has strong connections to Thomas Telford. This development opportunity offering conversion to residential accommodation subject to relevant and necessary planning permissions and consents. Attention must be paid to the Title and Burdens in respect of the adjoining property “former Westerkirk Schoolhouse”; detailed as follows and illustrated on the following cadastral map:

## Title Plan of Former School House

1. The owner of the adjoining property (former Schoolhouse) shall be bound to keep that part of the property tinted yellow on the cadastral map, free from obstruction at all times.
2. The owner of the adjoining property (former Schoolhouse) shall join the future Purchaser in meeting the cost of maintaining, repairing and renewing all pipes, cable drains and service media serving the Properties.
3. A heritable and irredeemable servitude right of pedestrian and vehicular access over that part of the Property tinted in brown, blue and yellow on the cadastral map for the purposes of making deliveries to the adjoining property (former Schoolhouse), maintaining the adjoining property and emptying and maintaining the mutual septic tank serving the adjoining property.
4. A heritable and irredeemable servitude right of pedestrian access over that part of the Property tinted in yellow and blue on the cadastral map for the purposes of taking access to and egress from the adjoining Property.
5. An unrestricted heritable and unredeemable servitude right of pedestrian access over that part of the Property tinted in brown and yellow on the cadastral map for emergency and fire escape purposes for the adjoining Property.
6. A heritable and unredeemable servitude right of parking for one motor vehicle belonging to the adjoining Property on the part of the Property tinted in blue on the cadastral map.

7. The Purchaser shall be bound to keep that part of the Property tinted in yellow and blue on the cadastral map, free from obstruction at all times.

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 demonstrate only the surroundings.

They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

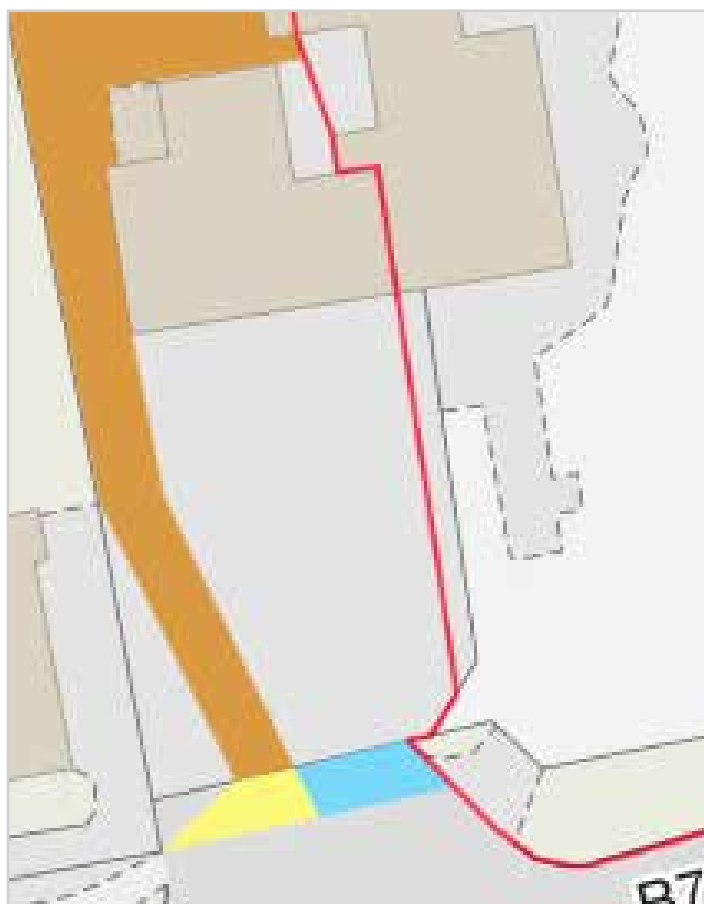
## Offers:

Prospective purchasers are advised to note their interest in this property with Property, Estates & Programmes, preferably through tier Solicitor, in order to be advised of a set closing date. On the closing date offers must be submitted in writing in a sealed envelope or by email clearly marked – “Offer for Former Westerkirk Primary School, DG13 0BP”.

### All offers should be sent to:

Legal Services – FAO Supervisory Solicitor, Conveyancing, Council Headquarters, English Street, Dumfries, DG1 2DD; or emailed to [propertyoffers@dumgal.gov.uk](mailto:propertyoffers@dumgal.gov.uk)

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



## Accommodation:

Space Identifier	Former Use	Approx GIA	
001	Class base	45.11sqm	486sqft
002	General purpose space	22.54sqm	243sqft
003	Servery	14.33sqm	154sqft
004	Circulation space	16.99sqm	183sqft
005	W/C	5.75sqm	62sqft
006	W/C	7.88sqm	85sqft
	W/C	7.64sqm	82sqft

Former School Room



Former Kitchen



All future developments will be subject to Planning and Building Control permissions. Potential purchasers are encouraged to complete their own due diligence and submit a pre-planning application enquiry.

## Services:

This property is connected to mains electricity and water and has consent for septic tank discharge.

Rateable Value for most recent use: circa £8,000 per annum

## Transport Links:

Road – Langholm via the B709 - 7 miles. Annan via B722 - 23.4 miles. Hawick via A7 - 26 miles. Carlisle via A7 - 27.5 miles

## Due Diligence:

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





**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.

Sale particulars updated 6 June 2022