

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



Former School, Drochduil, Dunragit, Stranraer
Offers over £100,000 are sought.

Viewing and Further Information

Alastair Johnson 01387 273828
alastair.johnson@dumgal.gov.uk

Andrew Maxwell 01387 273832
andrew.maxwell2@dumgal.gov.uk

Nik Lane 01387 273833
nik.lane@dumgal.gov.uk

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Location

Drochduil Primary School is situated within half a mile of the village of Dunragit which is itself only 6.4 miles from the town of Stranraer and access to the ferry port at Cairnryan is 10 miles.

The Property

The subjects comprise the former Drochduil Primary School and grounds. The Former School was built in the late 19th Century of local whinstone under a slated roof. There is a matching modern extension dating

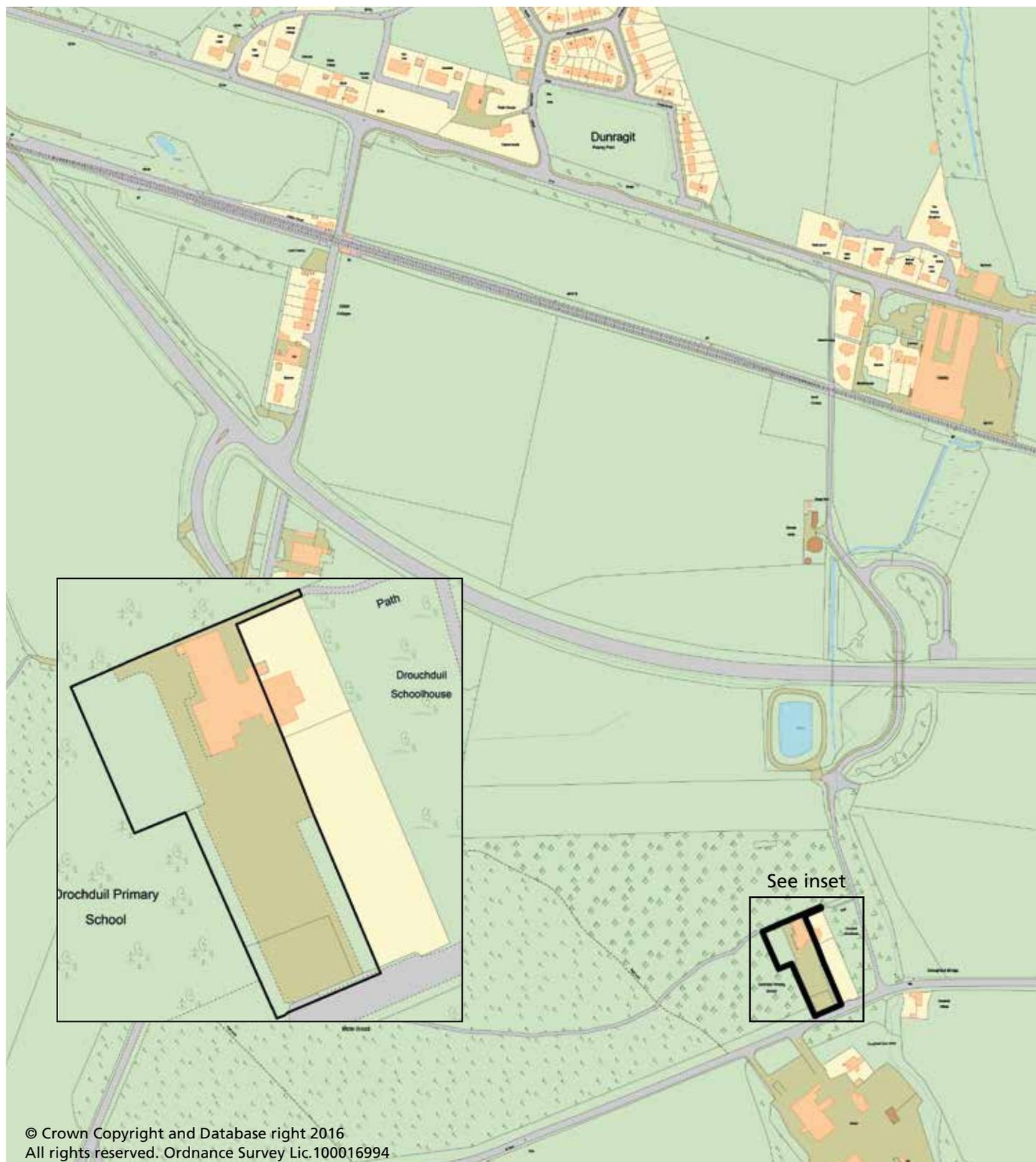
from the 1980's at the rear of the school. The property benefits from hardwood framed double glazing and electric nightstore heating.

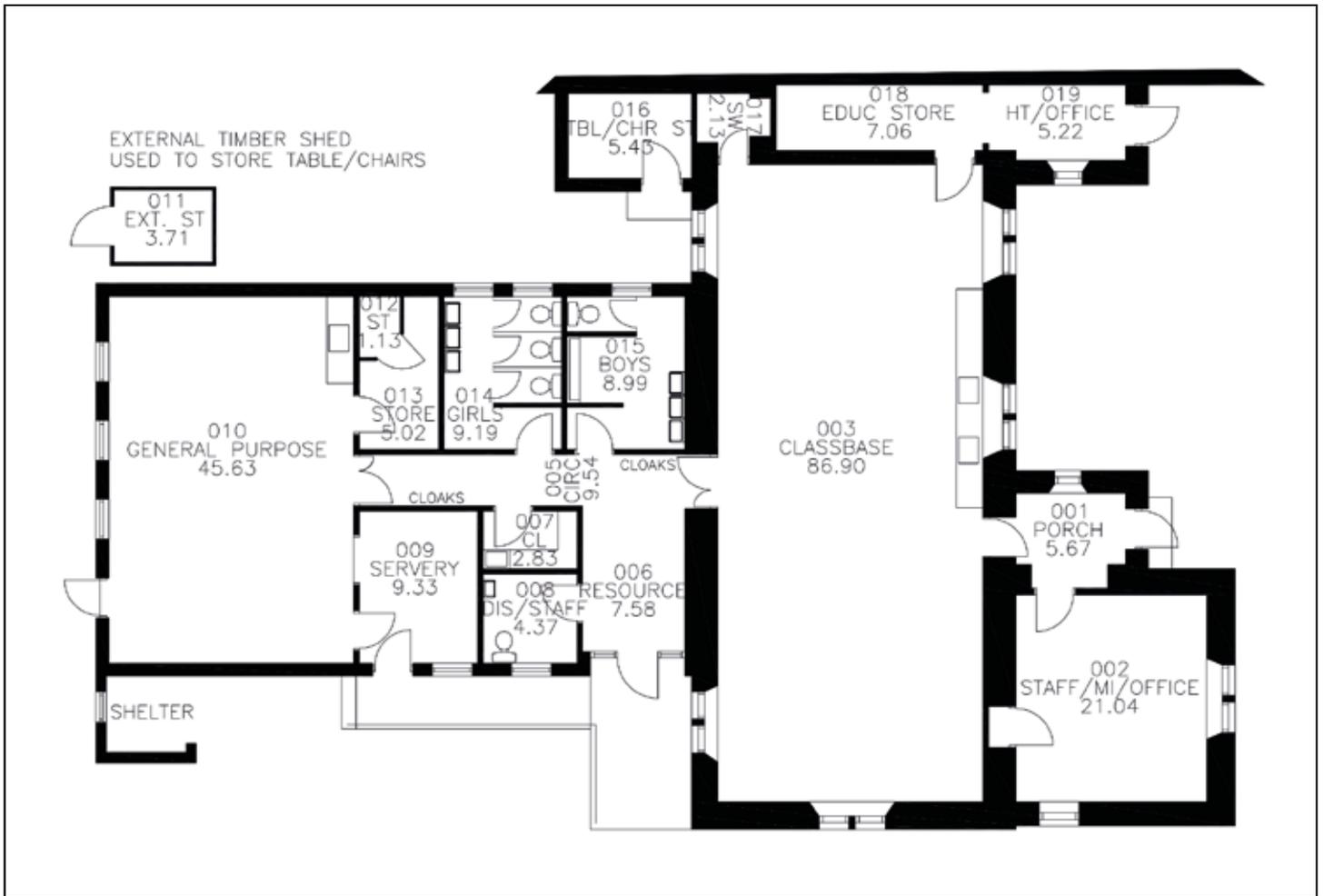
The total site area extends to 3,022 square meters or approximately 0.75 acres.

It should be noted that the property is served by a shared septic tank.

EPC rating of G.

Rateable Value of £9700 (valued as a school).





Planning

A pre-planning application enquiry can be made online using a form to be found at www.dumgal.gov.uk/planning

Early advice should be sought from:
Development Management-Dumfries

Services

Prospective purchasers are expected to make their own enquiries regarding the availability of services to the subjects

Offers in excess of £100,000 are sought

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 and Architectural Services, preferably through their solicitor, in order that they may advised of such dates.

On the closing date, offers must be submitted either;
**In writing in a sealed envelope and entitled,
"Offer for the former Drochduil Primary School".**

All written offers should be sent to :
Legal Services
FAO Supervisory Solicitor Conveyancing
Council Headquarters
English St
Dumfries and Galloway Council DG1 2DD
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.