

# Property and Architectural Services

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**Former Mouswald Primary School,**  
Clarencefield Road, Mouswald, Dumfries, DG1 4LT  
**Offers over £135,000**

## Viewing and Further Information

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**[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  
DG1 8PN

## Location

Mouswald Primary School is situated within half a mile of the village of Mouswald and approximately 6 miles south east of Dumfries.

## The Property

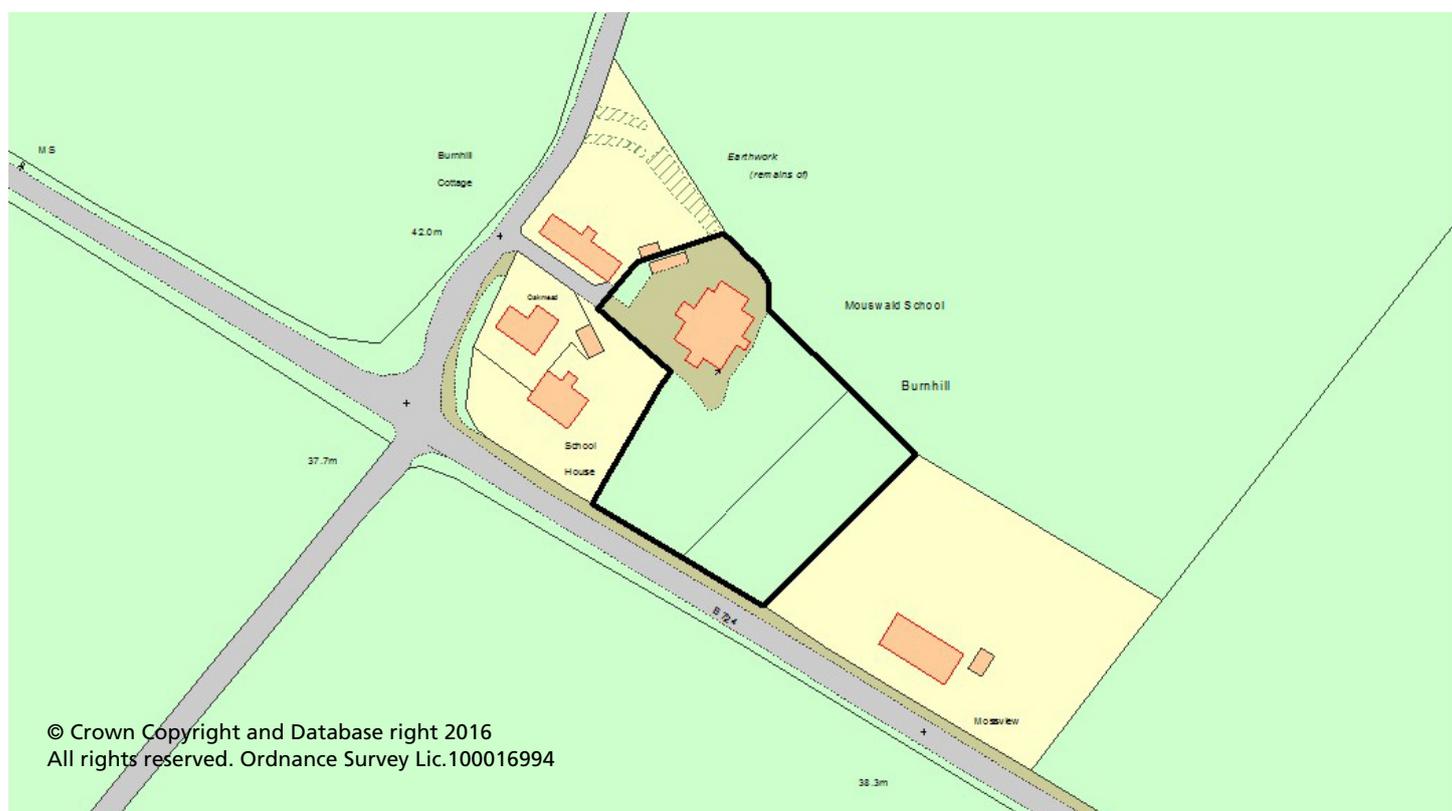
The subjects comprise the former Mouswald Primary School and grounds. The former School was built in the late 19th Century of local whinstone and sandstone under a slated roof, and now benefits from replacement timber framed double glazed windows.. There is a later brick lean-to extension with a slate roof on the north elevation, with slated roof and uPVC double glazed

windows containing the toilets. The property has oil fired heating to radiators. It should be noted that the property is served by a septic tank that is sited within the curtilage.

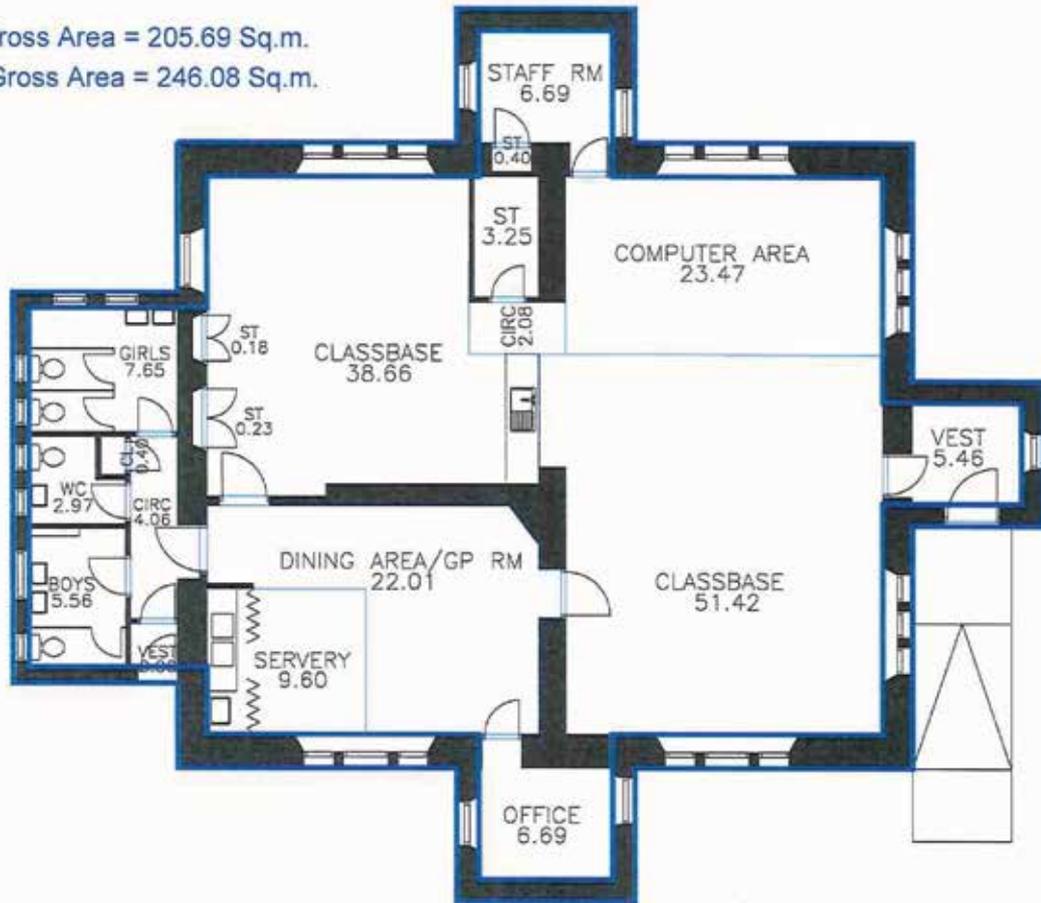
The total site area extends to 3,834 square metres or approximately 0.94 acres.

EPC Rating G

Rateable Value £6200 (the property is currently assessed as a School). Prospective purchasers should contact the Assessor on telephone number 01387 260627 if an estimated Rateable Value/Council Tax Banding following conversion/change of use is required.



Internal Gross Area = 205.69 Sq.m.  
External Gross Area = 246.08 Sq.m.



Level 1



## 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

## Services

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

## Offers in excess of £135,000 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 be advised of such dates.

On the closing date, offers must be submitted either;

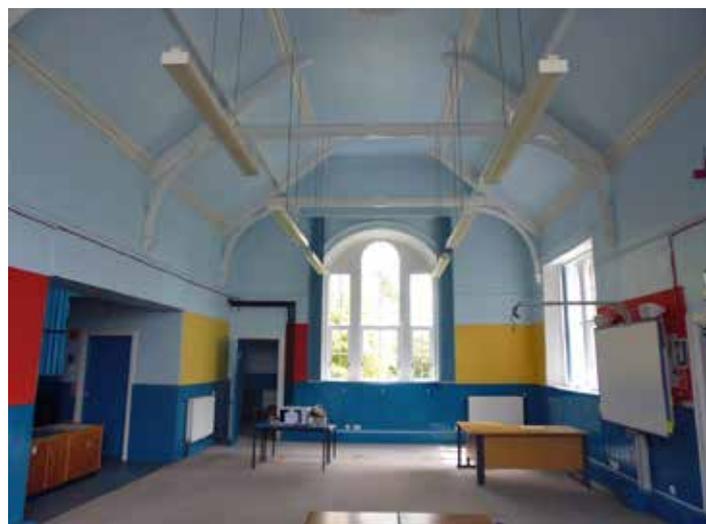
**In writing in a sealed envelope and entitled, "Offer for the former Mouswald Primary School".**

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](mailto: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.