

ONLINE AUCTION

- > REDEVELOPMENT OPPORTUNITY
- > SINGLE STOREY SEMI-DETACHED BUILDING OCCUPYING LARGE PLOT
- > CATEGORY C LISTED
- > RURAL VILLAGE SETTING
- > PANORAMIC OUTLOOK AT REAR
- > GIA: 123.46 SQ.M. (1,329 SQ.FT.)
- > AUCTION DATE: 17TH OCTOBER 2024 @ 2:30 PM
- > GUIDE PRICE: £22,500



On behalf of Dumfries & Galloway Council



FOR SALE

**FORMER WESTERKIRK PRIMARY SCHOOL, BENTPATH,
LANGHOLM, DG13 0PB**

CONTACT: Fraser Carson: f.carson@shepherd.co.uk | Tel: 01387 264333 | www.shepherd.co.uk/commercial-auctions



LOCATION

The subjects are set within the rural village of Bentpath which straddles the River Esk as it passes through the Eskdale Glen.

The majority of main amenities can be found 6 miles southeast in the town of Langholm, with a population of circa 2,000.

Other nearby towns include:

- Lockerbie 17 miles
- Hawick 25 miles
- Moffat 27 miles

Bentpath lies on the B709 which connects onto the A708 near St Mary's Loch and the A7 at Langholm.

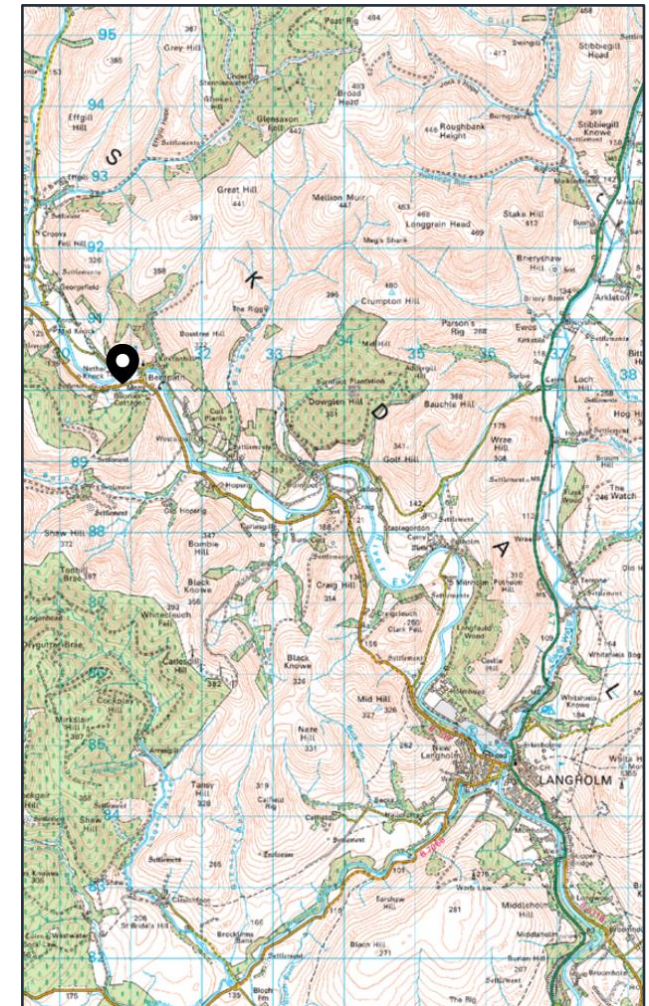
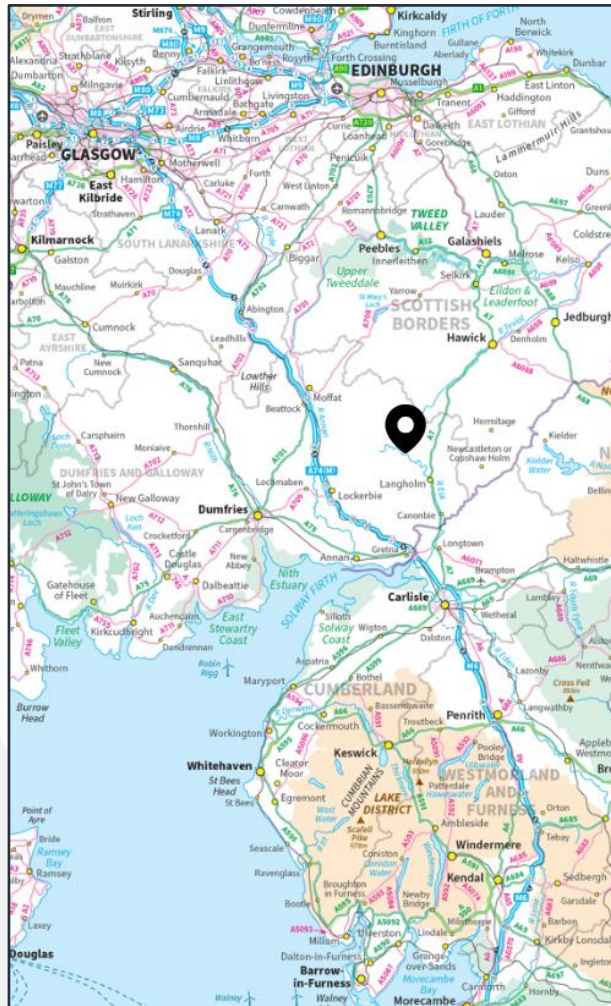
In turn, the A7 provides a trunk road connection between the M6 motorway at Carlisle and the capital city of Edinburgh.

The property fronts the B709 within a 30-mph speed restriction zone and is situated beside Westerkirk Library, around 300m west of the road that leads toward the Esk Bridge and Westerkirk Parish Church.

Westerkirk Library was founded in 1793 and is the oldest operational library in Scotland.

The surrounding countryside is a popular area for outdoor pursuits, including attractions such as the Castle O'er Hill Fort Trail.

In addition, the Samye Ling monastery & international Buddhist training centre lies around 10 miles to the north.



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DESCRIPTION

The property comprises a single storey semi-detached former primary school, dating back to the mid 19th century.

The original category C listed building is of traditional stone construction, with a pointed external finish, under a pitched and slated roof.

An extension has been added to the rear which is of cavity brick construction, with a painted roughcast external finish, surmounted by a flat roof clad in mineral felt.

The original building offers two open-plan rooms benefitting from high ceilings and good levels of natural daylighting. The rear extension contains welfare facilities and the main entrance hall.

Externally, the building sits within a large plot with extensive parking area to the front and enclosed courtyard at the rear, including a small stone and slate outbuilding.

The property possesses a panoramic northern outlook over the River Esk and surrounding hills.

Please Note: The site is burdened by third party rights of access. See legal pack for further details.

SERVICES

Mains water and electricity. We understand the property connects to a shared private septic tank, located within the field at the rear.

Space heating is provided by a series of floor mounted electric storage radiators.

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ACCOMMODATION

The internal accommodation extends to the following:

- Entrance Hall
- Classroom
- Dining Hall / General Purpose Room
- Two Standard Toilets
- Accessible Shower Room & Toilet
- Stores

PLANNING

The property was last used as a primary school, and we therefore understand it is registered for Class 10 (Non-Residential Institution) use.

The building is well suited for redevelopment to residential or short-term holiday let use, subject to Local Authority consents.

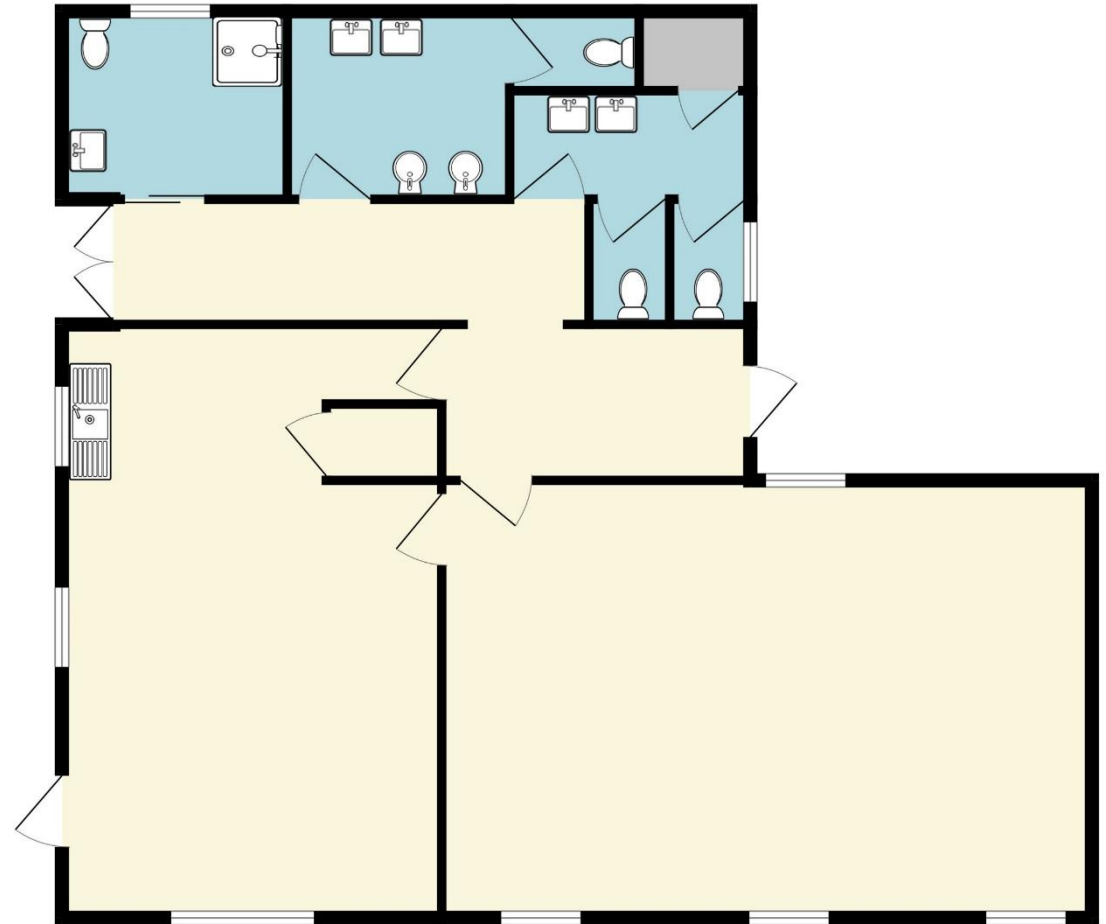
Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

RATING ASSESSMENT

We are verbally advised the RV is 'circa £8,000'.

FLOOR AREA	m ²	ft ²
Ground Floor	123.46	1,329

The above areas, which have been calculated from on-site measurements, are stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



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COMMERCIAL AUCTIONS

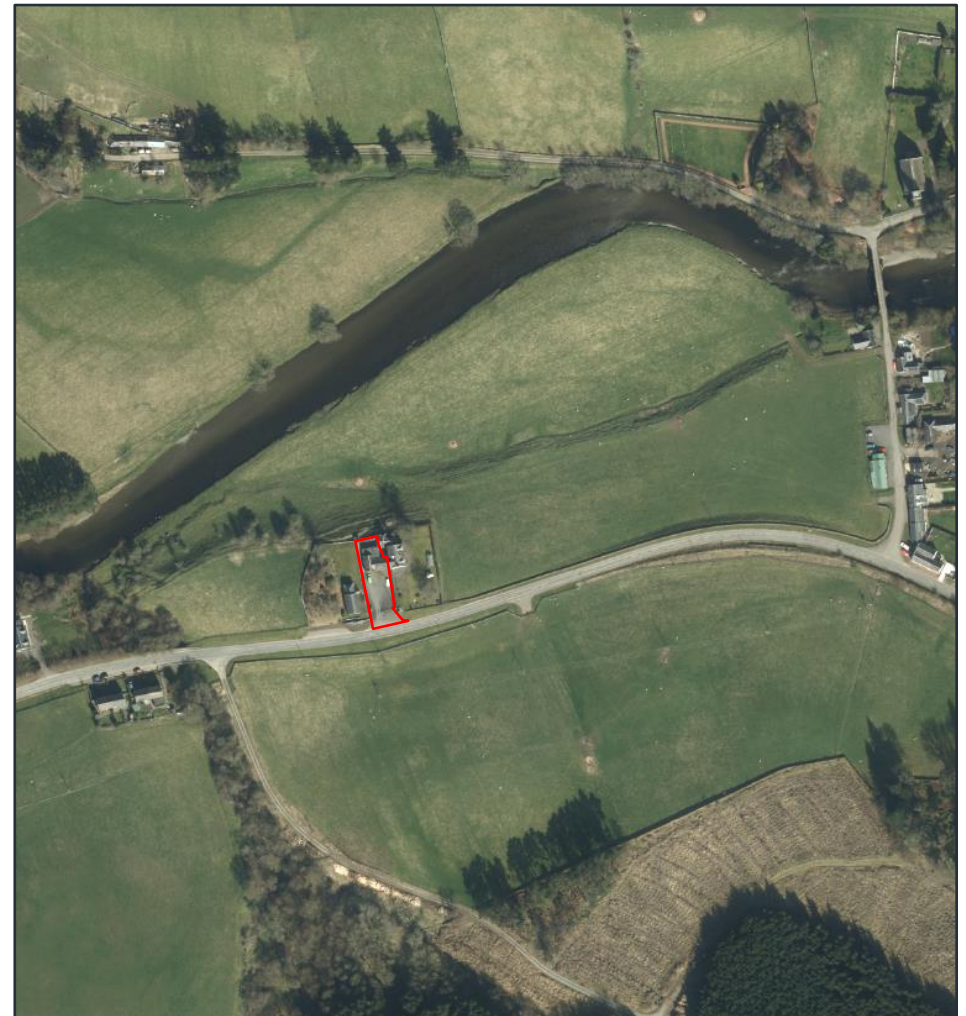
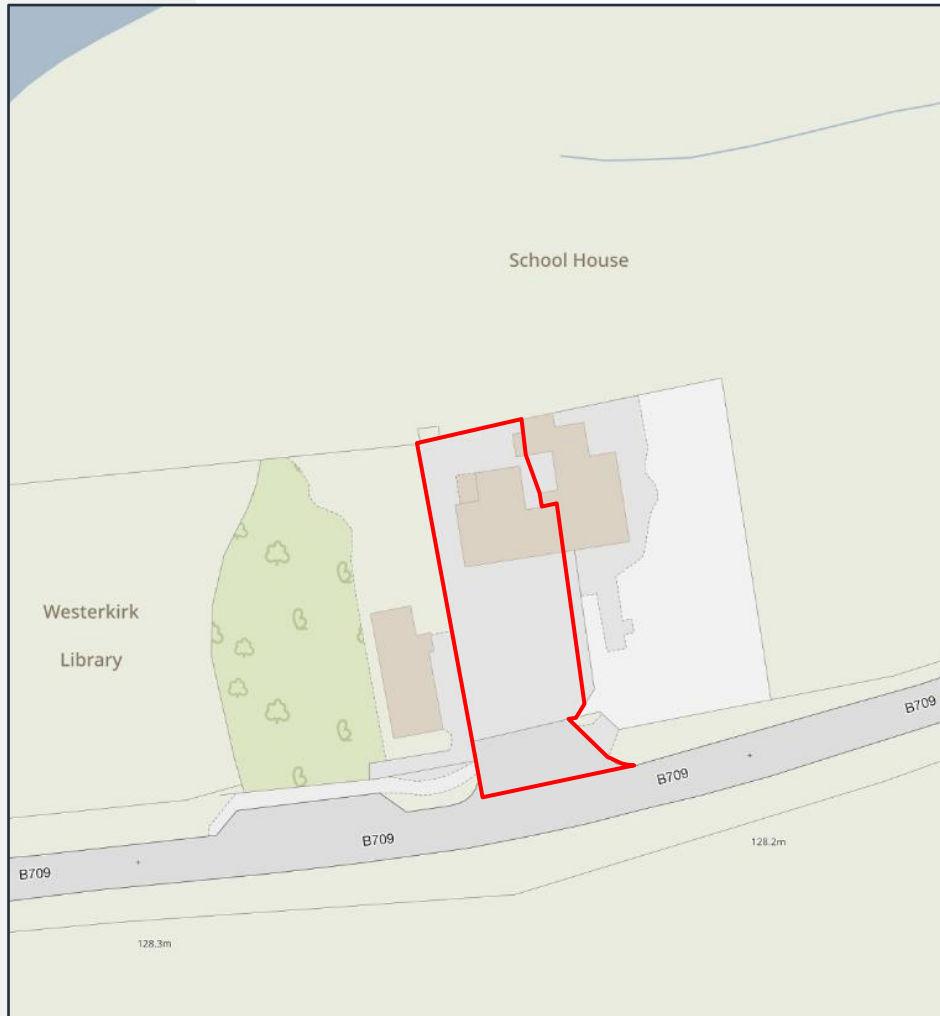


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AUCTION DATE

The auction will be held on 17th October 2024 at 2.30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

GUIDE PRICE

The heritable interest is for sale at a guide price of **£22,500** exclusive of VAT.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide price is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

BUYER FEES

The buyer's fee is 1.5% plus VAT, subject to a minimum of £1,500 plus VAT.

LEGAL PACK

The legal packs are available to view online.

VAT

See legal pack.

ENERGY PERFORMANCE CERTIFICATE

See legal pack.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

CONTACT DETAILS

Fraser Carson

18 Castle Street

Dumfries, DG1 1DR

Tel: 01387 264333

f.carson@shepherd.co.uk



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | **Tel:** 01387 264333

Fraser Carson: f.carson@shepherd.co.uk

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