

FOR SALE

VISITOR CENTRE

Extensively refurbished category B listed building

Accessible town centre location

Large secluded garden with full length riverside position

Open-plan extensions, passenger lift, and private parking

Purchase Offers Invited



VIDEO TOUR



WHAT 3 WORDS

MOAT BRAE, 101 GEORGE STREET, DUMFRIES, DG1 1EA

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Introduction

MOAT BRAE, 101 GEORGE STREET,
DUMFRIES, DG1 1EA

A wonderfully designed and re-imagined house with 'enchanted lands' that lay claim as the genesis of J.M. Barrie's classic story, Peter Pan.

The Category B listed building was originally designed by Walter Newall as a private residential dwelling in 1823.

Such was its grandeur that at one time the property was known as 'Number One Dumfries'.

During its use as a residential dwelling, the author and playwright J.M. Barrie is said to have befriended the children who resided here, whilst he studied at the nearby Dumfries Academy.

It is from these visits, and especially his time in the gardens, which he later eluded provided inspiration toward one of the world's most famous children's novels.

The building was subsequently used as a private nursing home for most of the 20th century before closing in 1997 and then falling into disrepair.

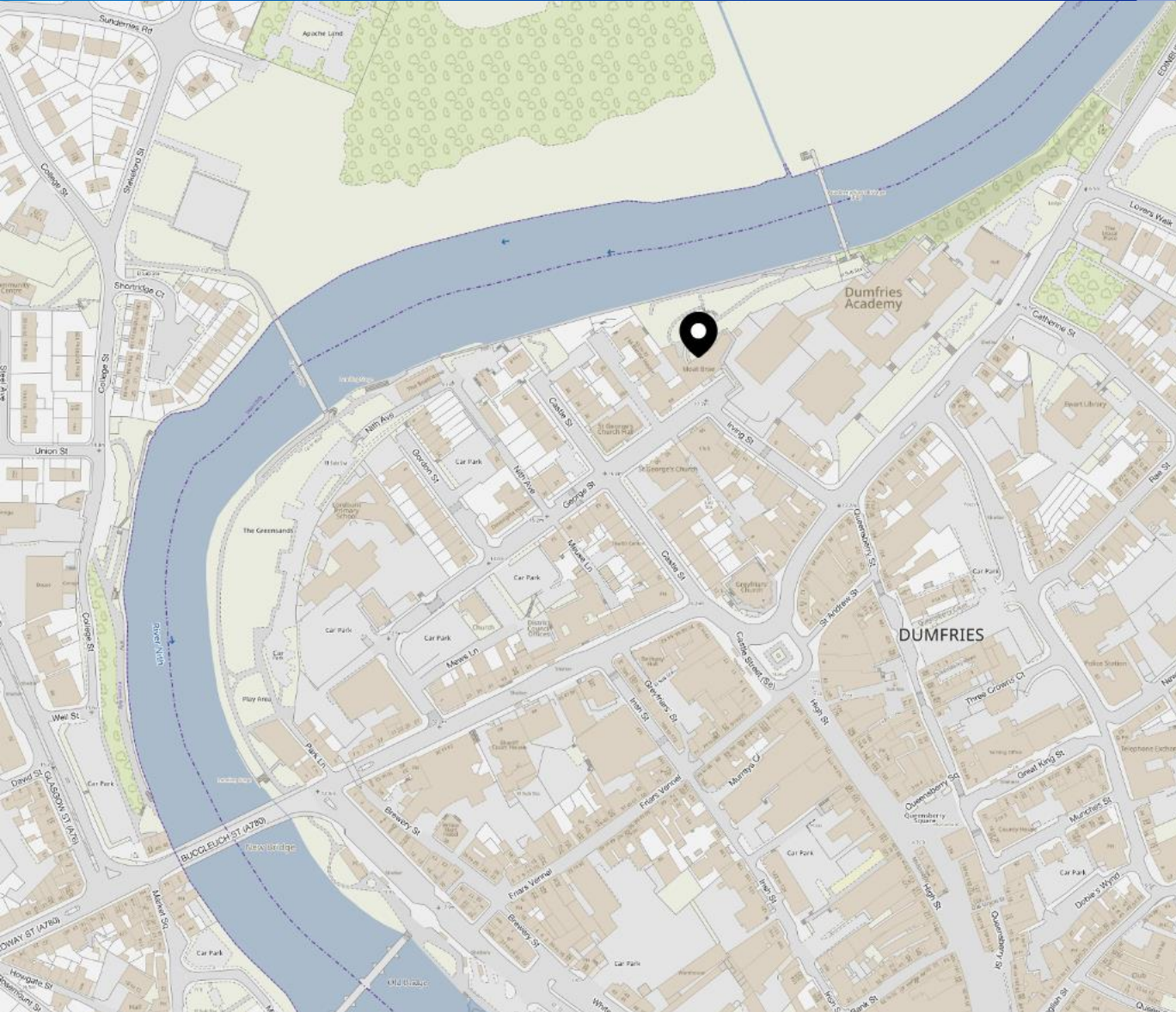
In 2009, the property was saved from demolition and afterward re-opened as a visitor centre in 2019, following an extensive multi-million pound redevelopment project.





Location

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The property lies at the northern edge of Dumfries town centre and is therefore easily accessible yet retains a strong sense of seclusion from its woodland gardens.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads.

Connections to the A74(M) motorway are available at Lockerbie via the A709, Gretna via the A75, and Beattock via the A701.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The property is set within a mixed commercial and residential district around 200 yards from the pedestrianised High Street.

Surrounding commercial properties include Dumfries Academy, professional offices, a doctor's surgery, dental surgeries, pharmacies, churches, salons, restaurants, public houses, and a fitness studio.

Free public parking and public transport links are available within a short walking distance.

Imposing building of literary and architectural importance set in large riverside plot.



FIND ON GOOGLE MAPS



Description

MOAT BRAE, 101 GEORGE STREET,
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Linked four storey building offering a balanced mix of cellular and open-plan accommodation with modern access and welfare provision, whilst preserving outstanding architectural features.

The original building is of local red sandstone construction, surmounted by a pitched and slated roof with metal clad mansard.

One of the main features is a first floor rotunda and domed skylight set above the main entrance hall.

The property has three distinct extensions including a four storey metal clad addition that houses a passenger lift and stairwell, as well as two projections with full height glazed walls which face the woodland gardens and river beyond.

In its current configuration, the accommodation includes a ground floor café and ground floor function suite, exhibition space over all four floors, as well as staff welfare facilities, customer toilets, kitchen, and plant room at basement level.

There is parking for up to five cars at the front of the property.

We estimate the total site area to be circa 0.423 Ha (1.04 Ac).

Accommodation	m ²	ft ²
Basement	339.56	3,655
Ground Floor	494.99	5,328
First Floor	195.11	2,100
Attic Floor	181.92	1,958
TOTAL	1,211.58	13,041

The above floor areas have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

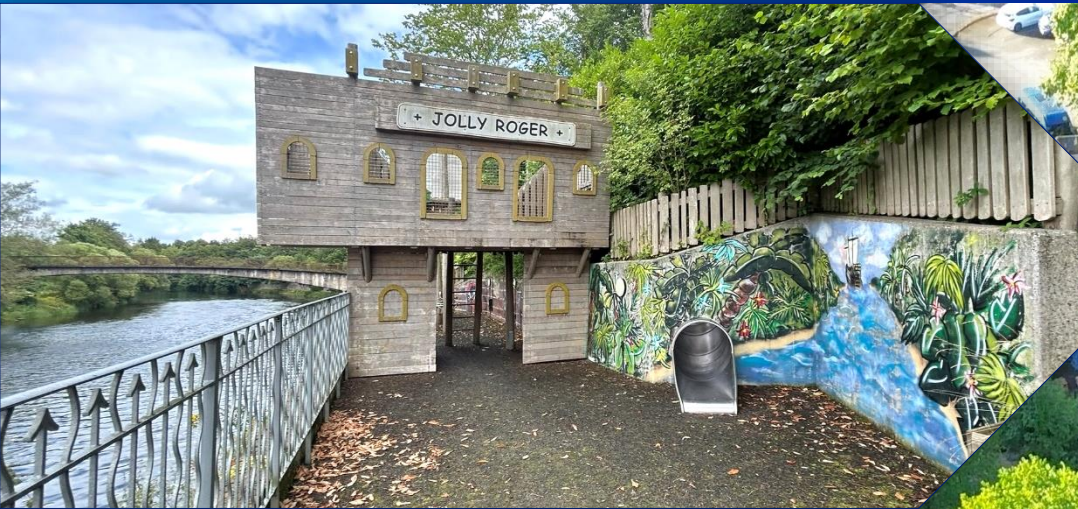
MOAT BRAE, 101 GEORGE STREET,
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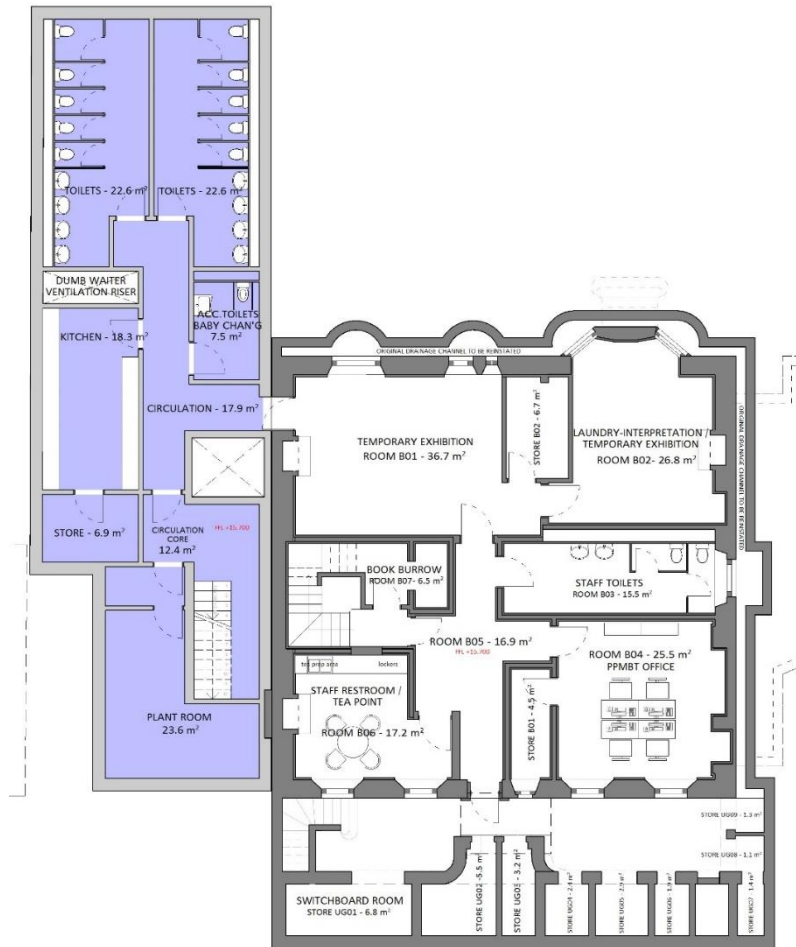
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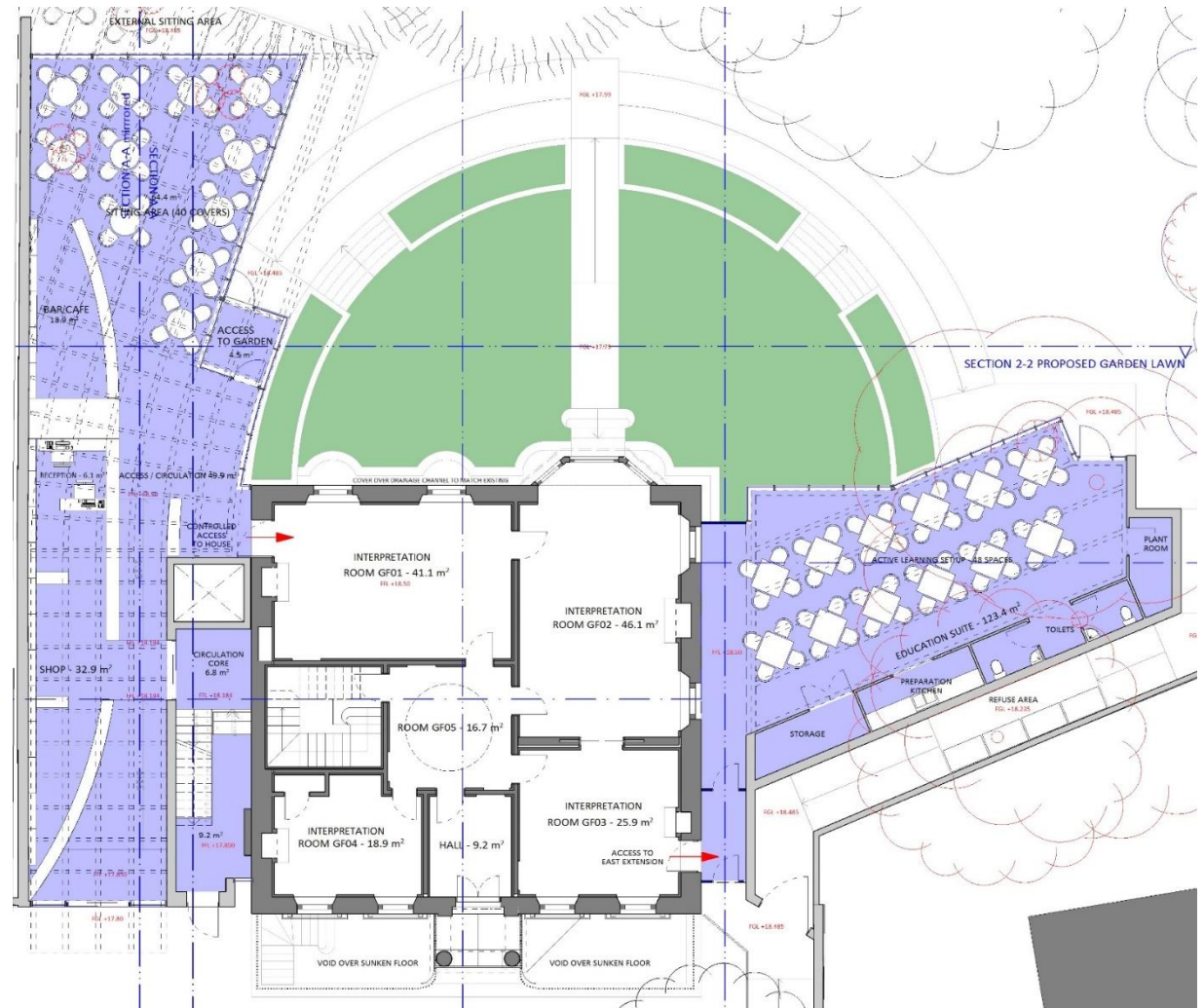


Floor Plans

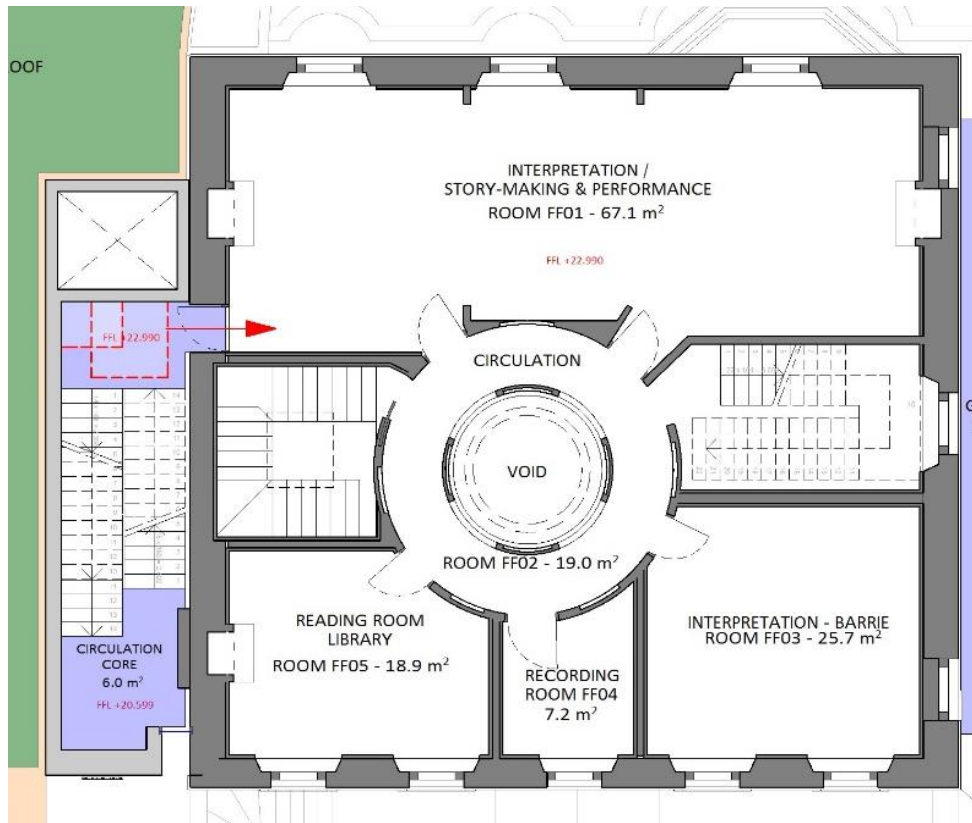
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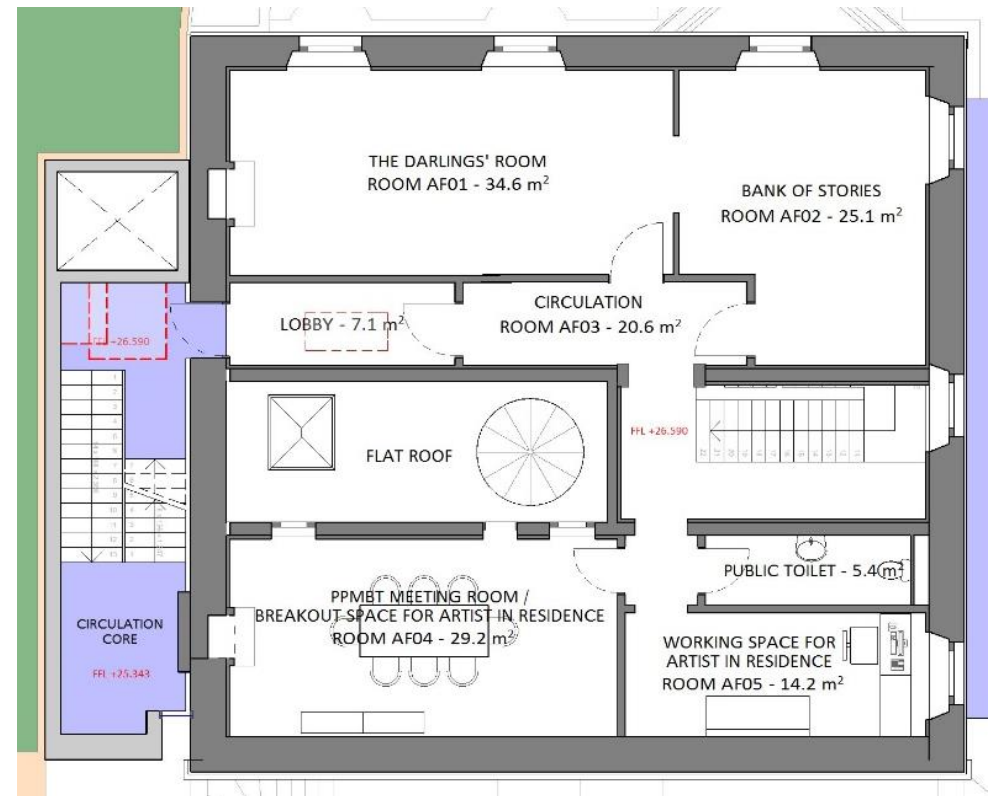
Basement



Ground Floor



First Floor



Attic Floor



Site Plan

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Fixtures & Fittings

The building is being offered for sale on a vacant possession basis.

Loose fixtures and fittings may be available through separate negotiation.

Services

We understand the property is connected to mains supplies of water, gas, electricity, and drainage.

There is a gas-fired boiler serving a series of radiators and underfloor heating systems.

Title

The property is subject to various title burdens, including in relation to the use of the property, as well as conservation burdens regarding repair and maintenance.

Further information is available on request.

Energy Performance Certificate (EPC)

Main Building: E
East Extension: C
West Extension: C

A copy of the EPCs are available on request

Planning

The property is registered as a visitor centre.

Accordingly, we assume the subjects benefit from an unrestricted Class 10 (Non-Residential Institutions) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

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

Rateable Value

RV - £30,000

Price

Purchase offers are invited.

VAT

We are verbally advised that the property is VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Get in Touch

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



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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.

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