

ONLINE AUCTION

- > OWN DOOR GROUND-FLOOR FLAT
- > PRIVATE STORAGE SHED & ROCKERY
- > 0.7 MILES FROM TOWN CENTRE
- > ADJACENT TO DUMFRIES HIGH SCHOOL & DAVID KESWICK ATHLETIC CENTRE
- > IDEAL STARTER HOME OR BUY-TO-LET INVESTMENT (SUBJECT TO REFURBISHMENT)
- > AUCTION DATE: 18TH APRIL 2024 @ 2.30 PM
- > GUIDE PRICE: £16,500

FOR SALE

17 BRIARBANK, BANE LOANING, DUMFRIES, DG1 3BA

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

DESCRIPTION

The subjects comprise an own door ground-floor flat, forming part of a larger two-storey terraced block.

The property is of traditional construction, with pointed red sandstone walls under a pitched and slate clad roof.

There is a shared chimney of sandstone construction. Rainwater goods are run in a mix of cast-iron and PVC.

The windows are of double-glazed uPVC casement design.

The entrance door is also of uPVC casement design, with inset double-glazed units, and benefits from a uPVC canopy with felt tile roof.

Access to the property is via a shared pedestrian path.

There is a small rockery at the rear of the property, which fronts onto Bane Loaning.

The property benefits from an external storage shed, forming part of a terrace of six stores, with brick walls and a slated roof.

Internally, the floors are of suspended timber construction. The walls and ceilings are lined with a papered and/or painted finish.

However, the property requires full refurbishment and is not currently habitable.

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ACCOMMODATION

The internal accommodation extends to:

Entrance Hall, Lounge, Kitchen, Bedroom, and Shower Room with WC.

FLOOR AREA	m ²	ft ²
Ground Floor	37.18	400

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.

SERVICES

Mains water, electricity and drainage.

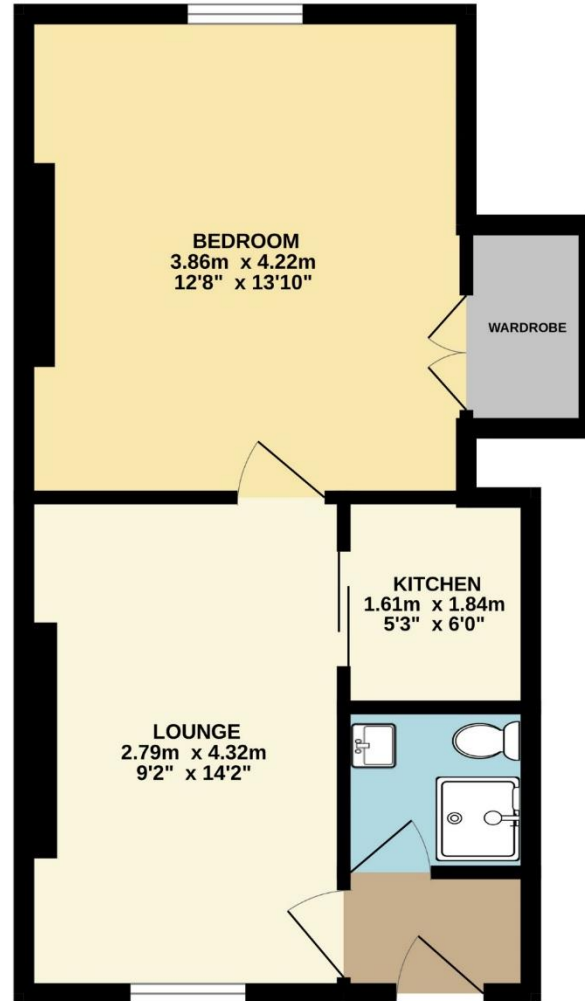
Partial space heating is provided by an electric overnight storage radiator.

COUNCIL TAX

The property is assessed within Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D



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LOCATION

Dumfries is a former Royal Burgh and historic town, with a population of around 33,000. The town is situated on the River Nith and is the largest settlement within the Dumfries & Galloway region of southwest Scotland, which possesses rolling countryside, a spectacular coastline and an array of bustling towns and villages.

The region benefits from good road and rail connections, both north to the rest of Scotland and south into England. In addition, the ferry ports at Cairnryan offer a connection to Northern Ireland.

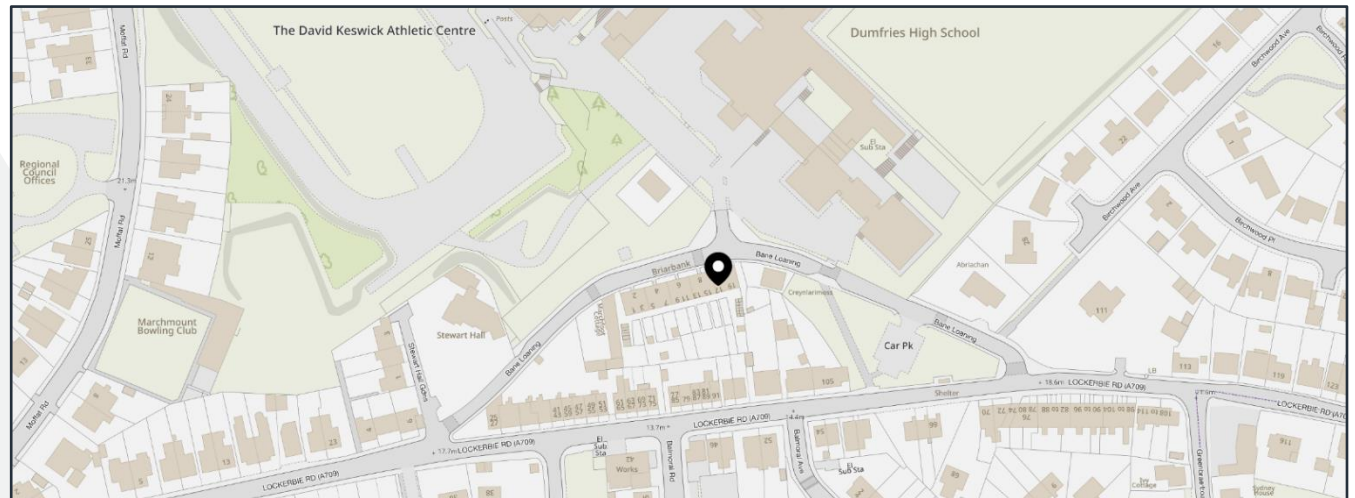
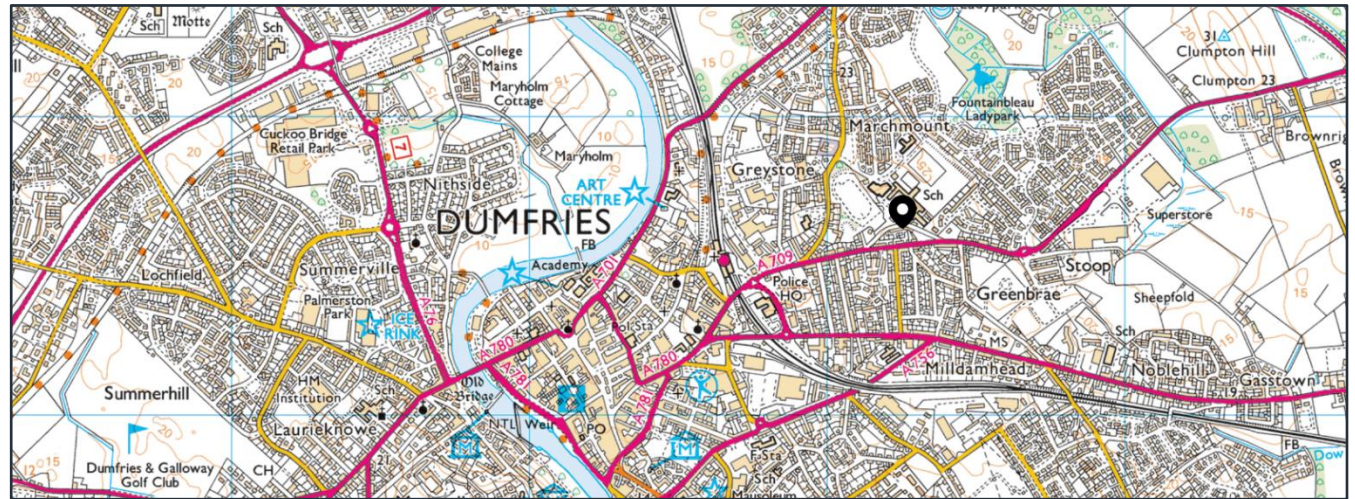
The town is home to Scotland’s first multi-institutional university campus, comprising The University of the West of Scotland, The University of Glasgow and Dumfries & Galloway College, all of which are held within the 85-acre landscaped Crichton Estate. Scotland’s Rural College also has a nearby campus, within short commuting distance.

Some of the town’s other main amenities are as follows:

- Multiple Primary Schools & Four Secondary Schools
- DG One Leisure Centre & Bannatyne Health Club
- New Dumfries & Galloway Royal Infirmary
- Retail Parks & National Supermarkets
- Palmerston Park & Dumfries Rugby Club
- Easy Access to Various Outdoor Pursuits & Solway Coast

The property is situated in a suburban district, around 0.7 miles north-east of the town centre, and is consequently within walking distance of a wide range of services and public transport links.

Dumfries High School and The David Keswick Athletic Centre lie on the opposite side of Bane Loaning.



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AUCTION DATE

The auction will be held on 18th April 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 **£16,500** 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 2.0% plus VAT, subject to a minimum of £2,000 plus VAT.

In addition, the buyer will be liable to pay a contribution of £800 plus VAT toward the seller's legal fees.

See legal pack for further information.

LEGAL PACK

The legal packs are available to view online.

VAT

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 and 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 | 01387 264333
Fraser Carson | f.carson@shepherd.co.uk

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