

FOR SALE BY ONLINE AUCTION

REDEVELOPMENT OPPORTUNITY

Auction Date: 04.12.2025

Detached former pub / restaurant

**Character property with large rear
extension in rural village setting**

**Secure driveway & private garden with
panoramic views**

**Planning permission for conversion into
one 2-bed cottage & one 3-bed cottage**

Guide Price: £45,000



VIDEO TOUR



WHAT 3 WORDS



GREYSTONES, MAIN STREET, CARSPHAIRN, DG7 3TQ

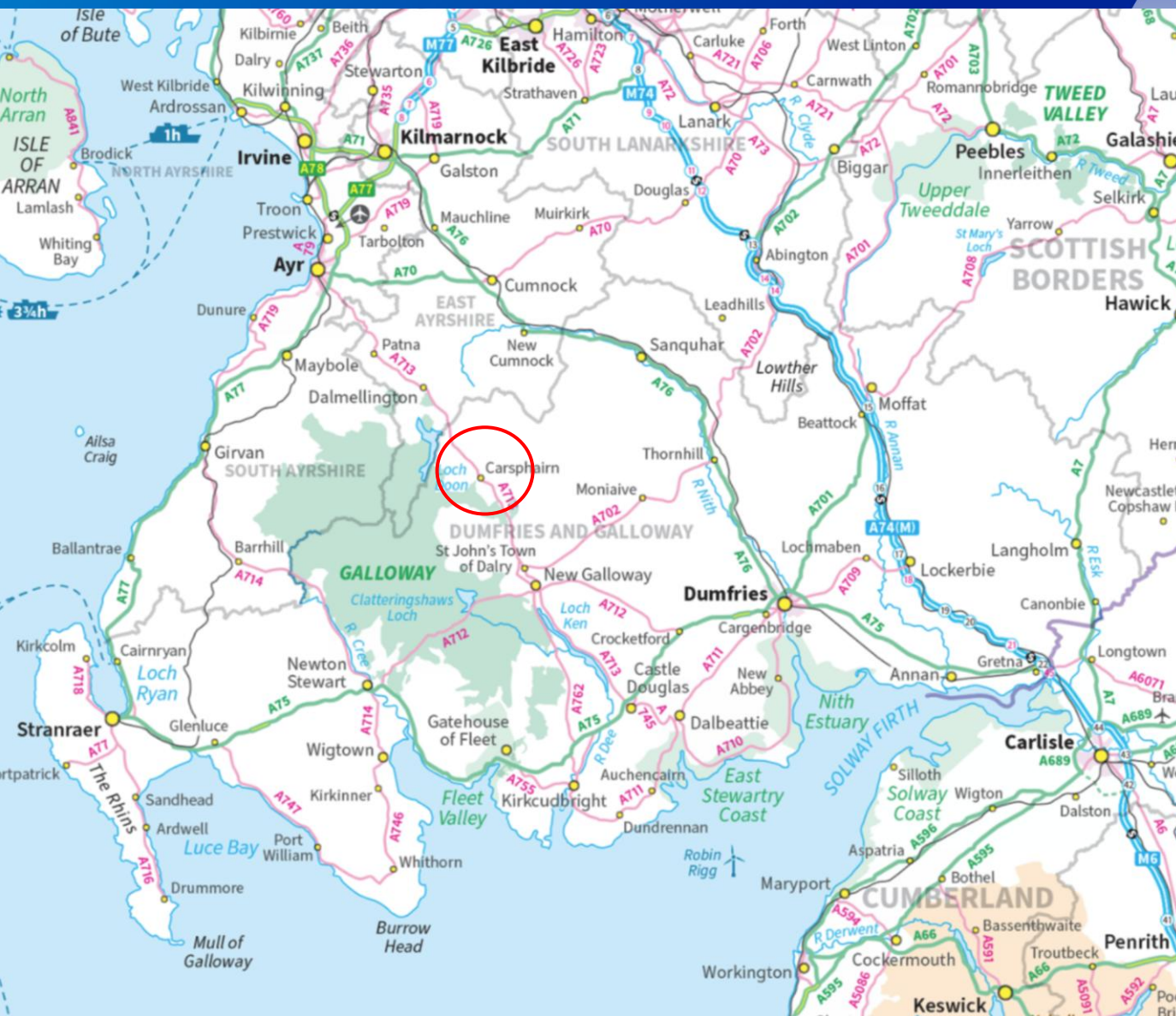
**CONTACT: Fraser Carson | f.carson@shepherd.co.uk
Robert Maxwell | robert.maxwell@shepherd.co.uk | 01387 264333 | shepherd.co.uk**





Location

GREYSTONES, MAIN STREET,
CARSPHAIRN, DG7 3TQ



The property occupies a central position within a rural village in the north of Dumfries & Galloway, surrounded by an area of significant natural beauty.

The village of Carsphairn straddles the A713 which is well established as a scenic route from Ayr to Castle Douglas, approximately 26 and 25 miles distant respectively.

Nearby towns include Dalmellington and St John's Town of Dalry, both of which offer local amenities.

Carsphairn is surrounded by some of Dumfries & Galloway's most beautiful scenery including the 'Cairnsmore of Carsphairn' which lies within the Carsphairn and Scaur Hills, as well as the 'Rhynns of Kells' which forms part of the Galloway hills.

The village is conveniently located for the Galloway Forest Park which provides a large variety of recreational and family activities, including visitor centers, woodland walks, viewing points, play parks, world class mountain bike trails, wildlife experiences and the UK's first Dark Sky Park that offers unrivalled star gazing.

Amenities within the village itself include B&Bs, an award-winning heritage centre, a community shop and tearoom, a church, and a town hall.

**Residential conversion opportunity
convenient to Galloway Forest Park**



FIND ON GOOGLE MAPS



Description

GREYSTONES, MAIN STREET,
CARSPHAIRN, DG7 3TQ



The subjects consist of a detached ground floor restaurant and public house.

The main walls are of solid stone construction surmounted by a pitched and slated roof.

The property has been extended in cavity brick/block with the roofs over being pitched and slated / flat felt. The property has an attractive character frontage with two separate entrance doors.

Externally there is a secure vehicle driveway and pedestrian path leading from the street to the rear terraced garden.

The garden provides impressive panoramic views and contains a feature stone known as the 'Devil's Putting Stone'.

The internal accommodation extends to the following:

- Public Bar / Restaurant
- Private Dining Room
- Function Room
- Kitchen
- Cellar & Stores
- Customer Toilets

The interior finish includes a stone feature wall with fireplace and exposed ceiling beams.



FLOOR AREA	m ²	ft ²
Ground Floor	193.56	2,083

The above floor area has been calculated from on-site measurements and is stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



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Services

The property is connected to mains supplies of water and electricity. Drainage is into the public sewer.

Rateable Value

RV - £1,750

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Planning & Grant Funding

Conditional planning permission was granted on 8th February 2024 for conversion of the property into one 2-bed cottage and one 3-bed cottage.

Further information is available on the Dumfries & Galloway Council planning portal, under planning reference 22/2303/FUL.

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

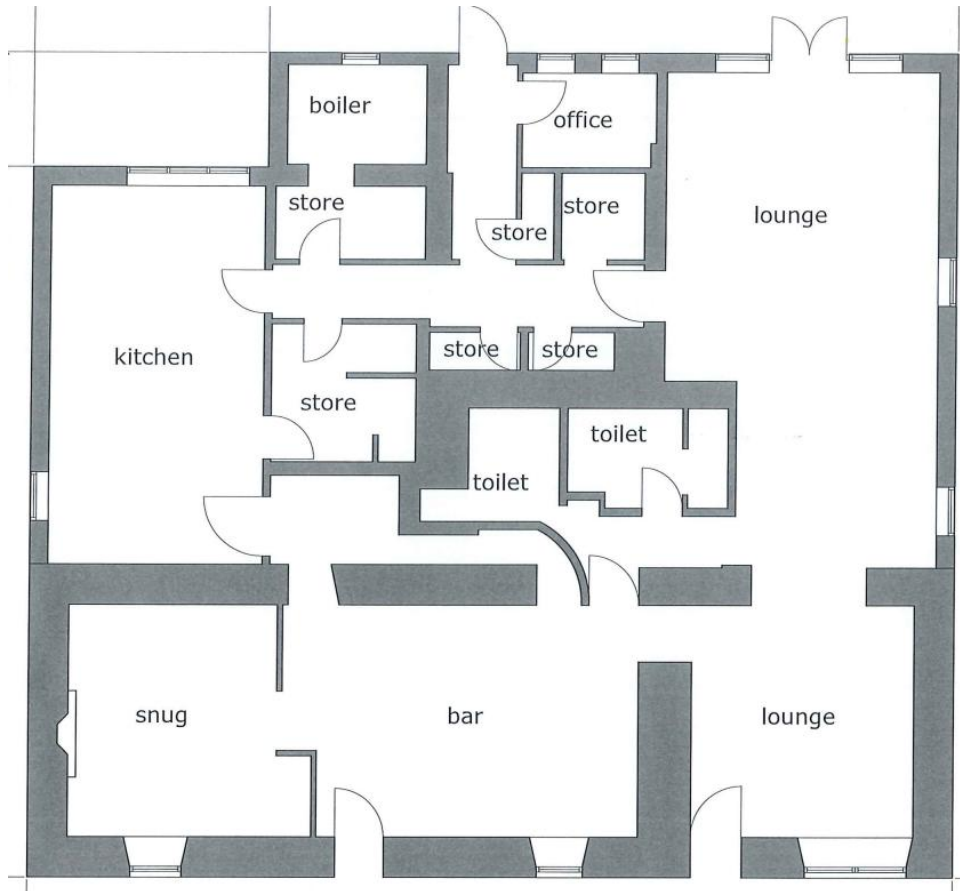
Grant funding for residential conversion may be available via the [Dumfries & Galloway Council Town Centre Living Fund](#).



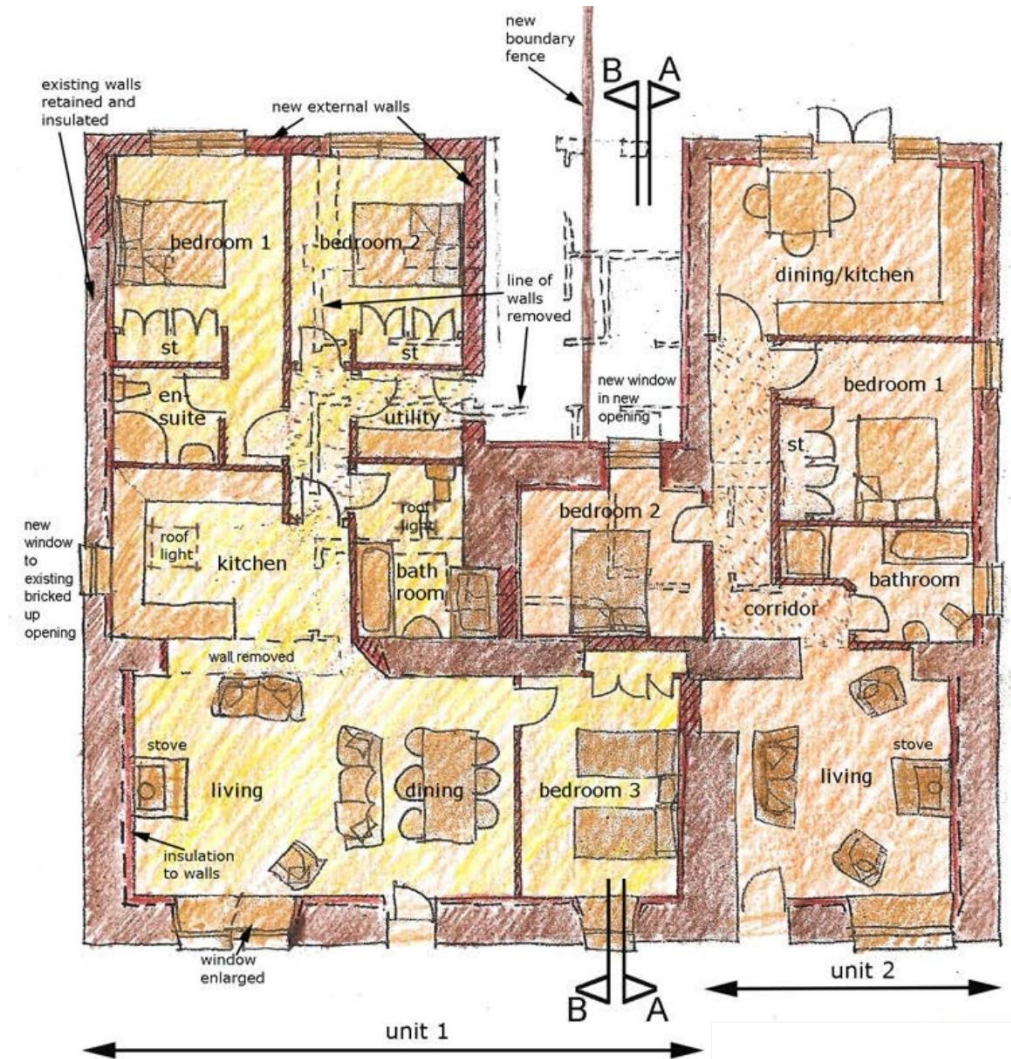


Floor Plans

GREYSTONES, MAIN STREET,
CARSPHAIRN, DG7 3TQ



Existing Layout



Proposed Layout



GREYSTONES, MAIN STREET,
CARSPHAIRN, DG7 3TQ





Auction Date

The auction will be held on Thursday 4th December at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure 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

Guide Price

The property has a guide price of **£45,000**

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

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

Buyer Fees

The buyer's fee is 1.75% plus VAT, subject to a minimum of £1,900 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate (EPC)

Energy Performance Certificate: G
A copy of the EPC is available upon request.

Get in Touch

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



Fraser Carson

f.carson@shepherd.co.uk



Robert Maxwell

robert.maxwell@shepherd.co.uk

Shepherd Chartered Surveyors

18 Castle Street, Dumfries, DG1 1DR

t: 01387 264333



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.

[shepherd.co.uk](https://www.shepherd.co.uk)