

FOR SALE BY ONLINE AUCTION

REDEVELOPMENT OPPORTUNITY

Auction Date: 04.12.2025

Detached single-storey former school

**Established mixed-use district
convenient to Dumfries town centre**

Site Area: 0.400 Ha (0.99 Ac)

**Planning Permission in Principle
granted for four dwellings**

Guide Price: £200,000



VIDEO TOUR



WHAT 3 WORDS



**FORMER LANGLANDS SCHOOL, LOREBURN PARK,
DUMFRIES, DG1 1LS**

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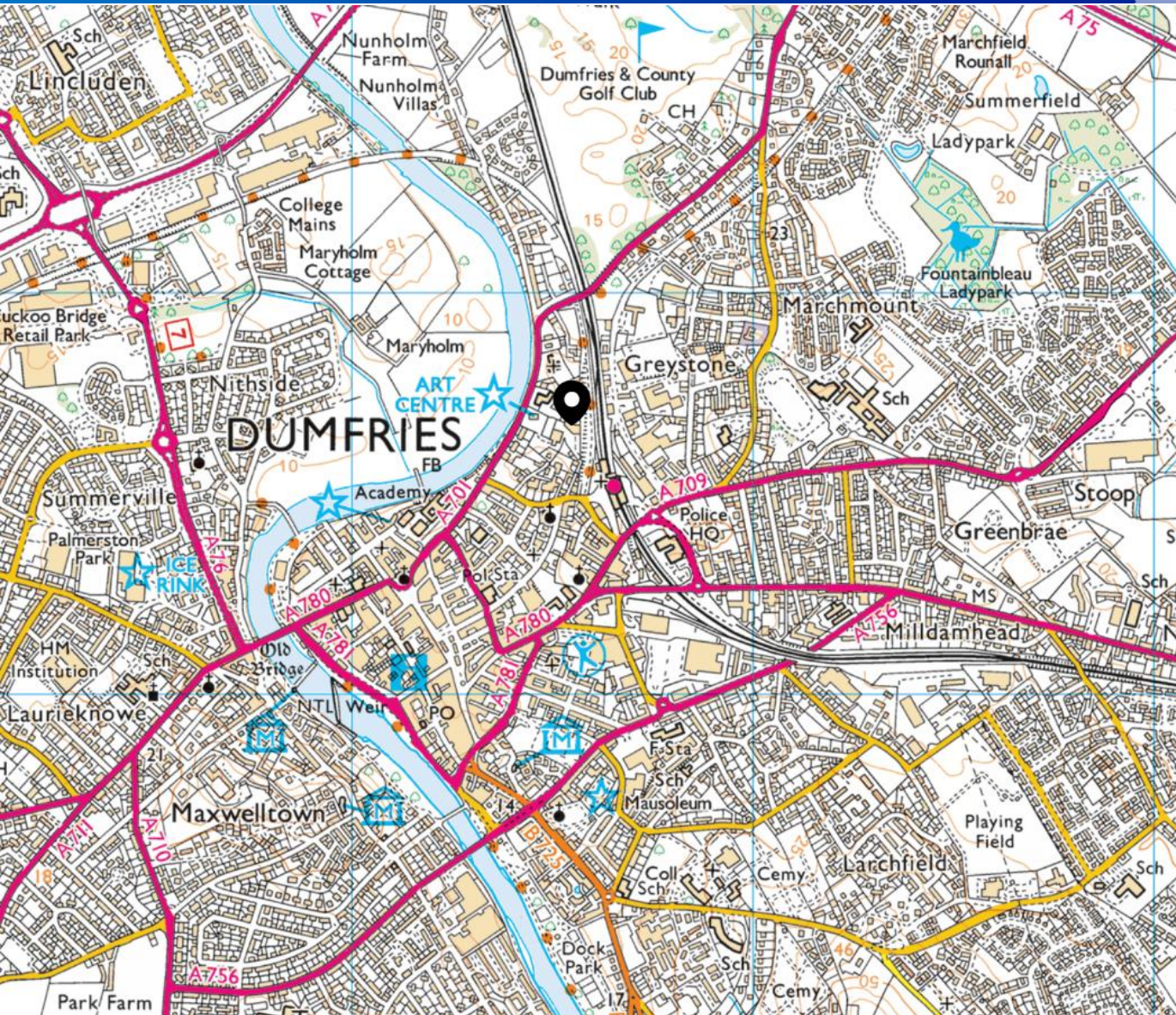
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Location

FORMER LANGLANDS SCHOOL,
LOREBURN PARK, DUMFRIES, DG1 1LS



The site occupies a secluded position in an established mixed-use district convenient to Dumfries town centre.

Dumfries is a former Royal Burgh and historic town, with a population of around 33,000, 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 town occupies a strategic location at the intersection of the A75, A76, and A701 trunk roads. Public transport connections include regular bus services and a railway station on the Glasgow South Western Line.

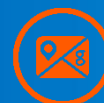
The town is home to Scotland's first multi-institutional university campus, comprising The University of the West of Scotland, The University of Glasgow and Dumfries & Galloway College, all of which are held within the 85-acre parkland Crichton Estate. In addition, Scotland's Rural College has a nearby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

The property is accessed from Lovers Walk via a shared private lane.

Neighbouring properties include traditional villas & flats, private bungalows, Gracefield Art Centre & Studio Café, a Best Western hotel, B&Bs, churches, professional offices, and Dumfries train station.

The pedestrianised High Street and main professional district lie around a third of a mile to the southwest.

Multi-plot residential redevelopment opportunity



FIND ON GOOGLE MAPS



Description

FORMER LANGLANDS SCHOOL,
LOREBURN PARK, DUMFRIES, DG1 1LS



The subjects comprise a detached single-storey former school with Planning Permission in Principle granted for demolition and the development of four dwellings.

We understand the existing purpose-built property dates to circa 1964. The main walls are of brick construction, surmounted by a series of flat and pitched roofs.

Operation as a school ceased in 2018 and the property is now in a state of disrepair having laid vacant for several years.

The internal accommodation is exhibited on the floor plan overleaf.

The site extends to the footprint of the building together with a tarmac surfaced parking area, front lawn, and former playground to the rear.

Vehicle access is via a gated driveway that is shared with the neighbouring property.

Mature woodland and a cycle path flank the site along the eastern boundary. The site also bounds onto a small grazing paddock at the rear.

Physical boundaries, where present, include stone walls, concrete post & chain-link fencing, and timber fencing.

We estimate the total site area extends to around 0.400 Ha (0.99 Ac) or thereby.

FLOOR AREA	m ²	ft ²
Ground Floor	600.86	6,468

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



Floor Plan

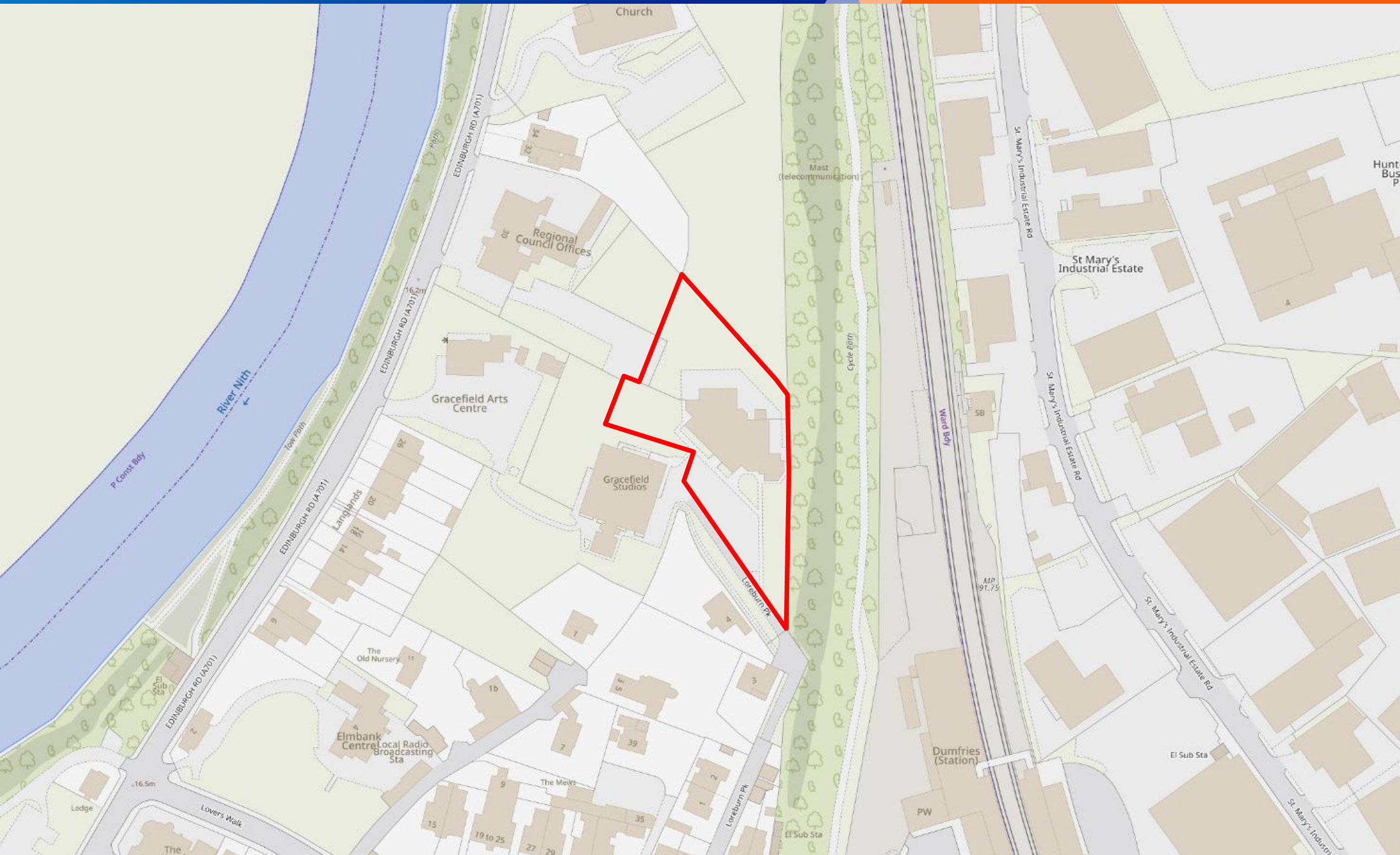
FORMER LANGLANDS SCHOOL,
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Site Plan

FORMER LANGLANDS SCHOOL,
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Services

The existing building is connected to mains supplies of water, gas and electricity with drainage to the public sewer.

Prospective purchasers must satisfy themselves independently in respect of all mains service connections.

Rating Assessment

RV - £0

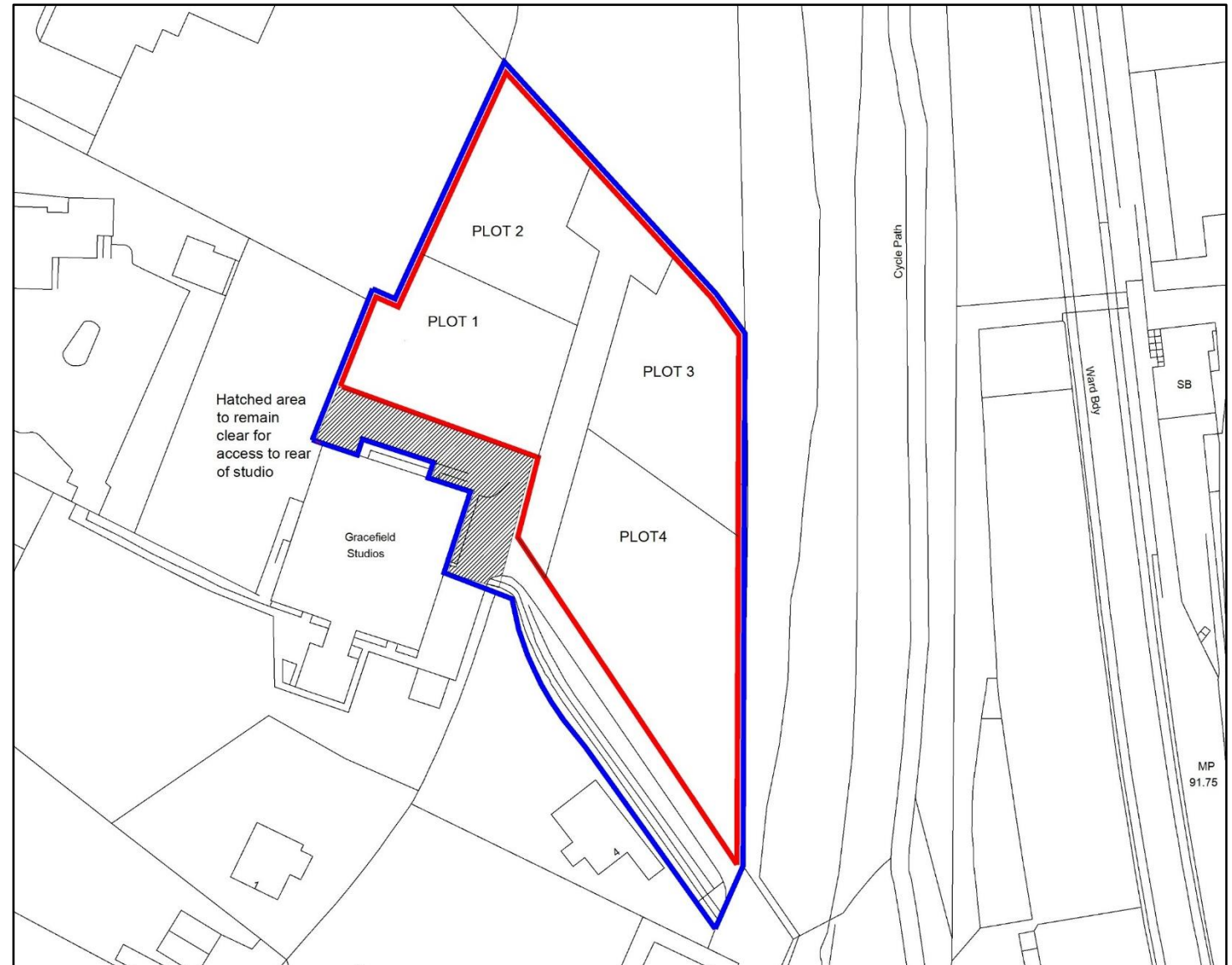
Planning

The property was most recently used as a school and we therefore assume it is registered for Class 10 (Non-residential Institutions) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Planning Permission in Principle for demolition and the development of four dwellings was granted conditionally in December 2023 (Ref: 22/2297/PIP).

It is a condition of the Planning Permission that development must commence by December 2028 and that further applications are submitted by December 2026.

Interested parties must make their own planning enquiries direct with Dumfries & Galloway Council.





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 **£200,000**.

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 1.5% plus VAT, subject to a minimum of £1,500 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See legal pack.

Energy Performance Certificate

Energy Performance Rating: Pending

A copy of the EPC is available upon request.

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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