

FOR SALE

**Sheltered Accommodation (HMO)
/ Redevelopment Opportunity**

**Three-storey & attic detached property
17-Bedrooms (13-Ensuite)**

**Private parking & large garden
overlooking Dock Park & River Nith**

**Accessible entrance & facilities with
stairlift to first floor accommodation**

GIA: 670.98 sq.m. (7,222 sq.ft.)

**Scope for conversion to an extensive
family dwelling or redevelopment into
multiple self-contained flats (STC)**

Guide Price: £350,000



VIDEO TOUR



WHAT 3 WORDS



DOCKPARK HOUSE, NITH BANK, DUMFRIES, DG1 2RZ

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

Robert Maxwell: robert.maxwell@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk





Location

DOCKPARK HOUSE,
NITH BANK, DUMFRIES, DG1 2RZ



Nith Bank is a distinguished local heritage district set within the southern border of Dumfries town centre and formed by an assemblage of historic buildings and riverside parkland.

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 subjects occupy a prominent position on the western side of Nith Bank, which is an arterial road connecting Bankend, Glencaple, and Kingholm Quay to Dumfries town centre.

Nearby amenities include a children's nursery, St. Andrew's RC Primary School, St. Josephs College, medical centre, Morrisons supermarket, and DG1 Leisure Centre, together with a variety of neighbourhood retailers, bars & restaurants, and professional services.

Public transport links are available in the immediate vicinity.

**Striking edge of town centre property
occupying elevated site with open rear outlook**



FIND ON GOOGLE MAPS



Description

DOCKPARK HOUSE,
NITH BANK, DUMFRIES, DG1 2RZ



Dockpark House comprises a traditional Victorian villa set within expansive private gardens. The property was extended circa 1998 and repurposed as sheltered housing accommodation.

The original three-storey & attic villa is of local red sandstone construction, incorporating bay windows and ornate features, surmounted by a pitched and slated roof with dormer projections.

The rear two-storey extensions are of cavity construction with sandstone and roughcast external finishes, under pitched / mansard roofs clad with slate.

Windows are of double-glazed uPVC casement design.

The building benefits from improved accessibility at ground floor level, with a stairlift installed between ground and first floors.

The accommodation includes a sun lounge, dining / sitting room, office, kitchen, thirteen ensuite bedrooms, and a further four attic floor bedrooms.

Internal features such as ornate corning, ceiling roses, moulded skirtings & architraves, and the original staircase are preserved.

The site extends to surfaced parking at the front and a large terraced garden to the rear, including sizeable patio. There is also direct gated access to Dock Park.

FLOOR AREAS	m ²	ft ²
Lower Ground Floor	76.45	823
Ground Floor	259.63	2,795
First Floor	241.68	2,601
Attic Floor	93.22	1,003
TOTAL	670.98	7,222

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





Gallery

DOCKPARK HOUSE,
NITH BANK, DUMFRIES, DG1 2RZ





Floorplan – Lower Ground Floor

DOCKPARK HOUSE,
NITH BANK, DUMFRIES, DG1 2RZ





Floorplan – Ground Floor

DOCKPARK HOUSE,
NITH BANK, DUMFRIES, DG1 2RZ





Floorplan – First Floor

DOCKPARK HOUSE,
NITH BANK, DUMFRIES, DG1 2RZ





Floorplan – Second Floor

DOCKPARK HOUSE,
NITH BANK, DUMFRIES, DG1 2RZ





Site Plan

DOCKPARK HOUSE,
NITH BANK, DUMFRIES, DG1 2RZ





Services

The property is connected to mains supplies of water, gas and electricity. Drainage is assumed to be into the main public sewer.

Space heating is provided by two gas fired boilers, serving a series of wall mounted radiators.

A fire detection system has been installed.

Planning

We assume the subjects benefit from a Class 8 (residential institutions) or Sui-Generis Class 9 (houses) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is well suited for conversion to a single family dwelling or redevelopment into multiple self-contained flats, subject to Local Authority consents.

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

Council Tax

Band G

HMO License

The property is currently vacant, and we understand the previous HMO license has now been surrendered.

Price

Purchase offers around **£350,000** are invited.

VAT

We are verbally advised that the property is not 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.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on 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