

# FOR SALE BY ONLINE AUCTION

## REDEVELOPMENT OPPORTUNITY

**Auction Date: 16.04.2026**

**Traditional detached ground &  
attic floor clubhouse**

**Overlooking bowling club & set  
within central mixed-use district**

**Potential Local Authority residential  
redevelopment grants available (STC)**

**Guide Price: £37,000**



VIRTUAL TOUR



WHAT 3 WORDS



**CLUB ROOMS, CHURCH STREET, ANNAN, DG12 6DS**

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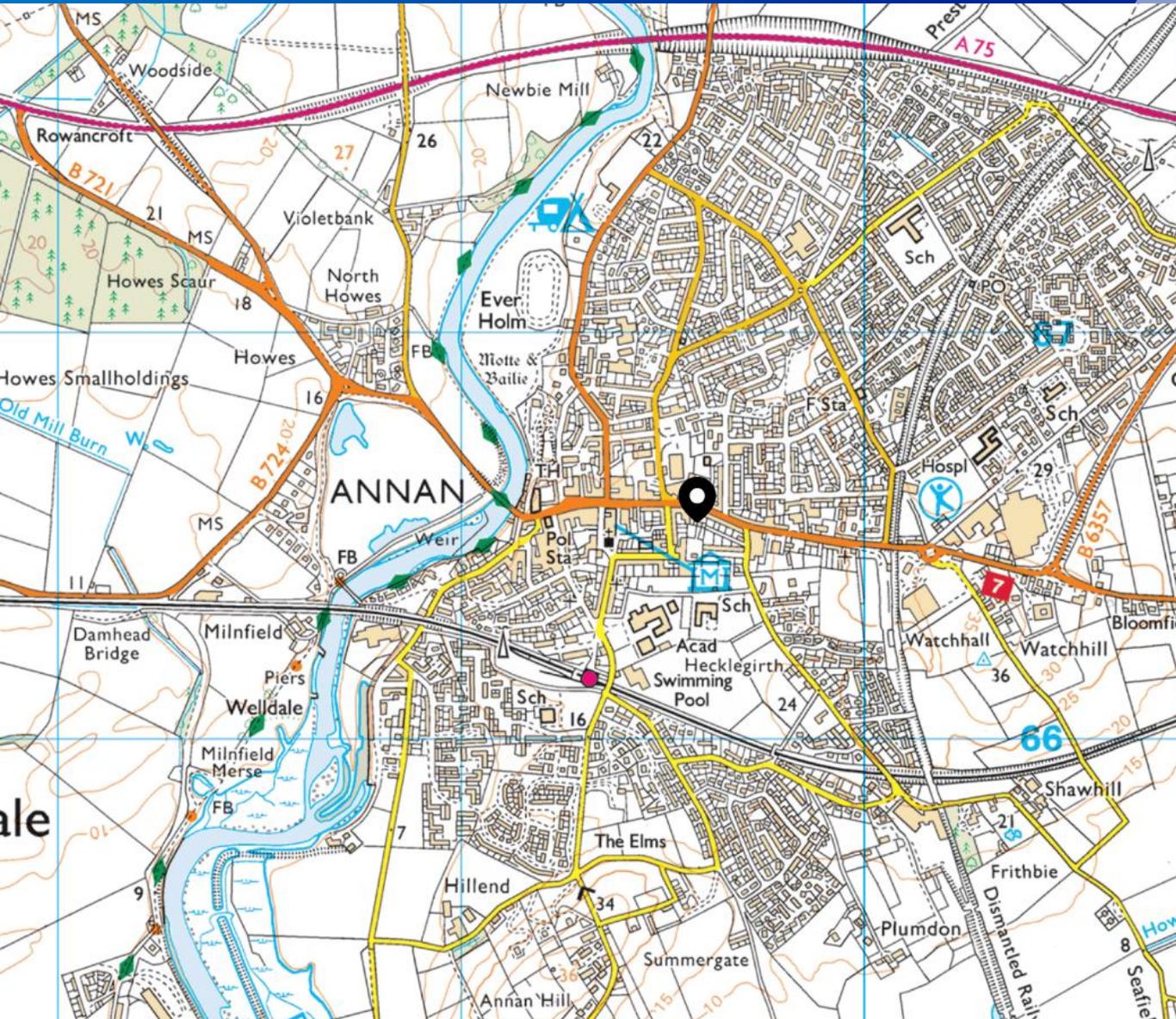
**Robert Maxwell: [robert.maxwell@shepherd.co.uk](mailto:robert.maxwell@shepherd.co.uk) | 01387 264333 | [www.shepherd.co.uk](http://www.shepherd.co.uk)**





# Location

CLUB ROOMS,  
CHURCH STREET, ANNAN, DG12 6DS



**The property overlooks Annan bowling club and is set within an established mixed-use district at the edge of the town's prime retailing area.**

Annan, with a population of around 8,300, forms the third largest town in Dumfries & Galloway and is the main shopping and administrative centre for the wider Annandale & Eskdale committee area.

The town is bypassed by the A75 trunk road which connects to the A74(M) / M6 motorway at Gretna, around 9 miles to the east. In addition, the town benefits from a railway station on the Glasgow South Western Line.

The regional capital of Dumfries lies around 15 miles to the west, with the city of Carlisle circa 18 miles to the southeast.

Main amenities include:

- Multiple primary schools & Annan Academy
- Annan Hospital & Greencroft Medical Centre
- Public leisure centre & swimming pool
- National supermarkets
- Galabank Stadium & Annan Rugby Club
- Easy access to various outdoor pursuits & Solway Coast

The subjects lie on the southern side of Church Street, which forms part of the main thoroughfare through Annan, around 100 yards from the High Street.

The property is accessed via a shared private driveway that leads to an ancillary car park for the neighbouring bowling club.

Surrounding properties include Seaforth Park & Tennis Courts, Hecklegirth Primary School, Annan Academy, Annan Jobcentre, Ark Veterinary Centre, Farmfoods, and Aldi.

Restricted on-street parking is available in the immediate vicinity, with public parking and transport links also accessible within short walking distance.

**Town Centre Residential Redevelopment  
Opportunity (Subject to Consents)**



FIND ON GOOGLE MAPS



# Description

CLUB ROOMS,  
CHURCH STREET, ANNAN, DG12 6DS



**The subjects comprise a traditional detached clubhouse with potential for redevelopment into a single dwelling (STC).**

The walls are of sandstone construction, with a pointed / roughcast finish, surmounted by a pitched and tile clad roof. Lean-to brick extensions have been erected against the eastern gable elevation.

The site extends to the footprint of the building only however we understand the subjects benefit from both pedestrian and vehicular rights of access over the neighbouring land. See legal pack for further information.

The internal accommodation is as follows:

#### Ground Floor

Entrance Hall, Large Open-Plan Room, Two Additional Rooms, Inner Hallway, Kitchen, and WC. There is also an externally accessed former store & WC.

#### Attic

The attic is presently accessed via a ceiling hatch however we understand the property was originally constructed as a cottage with accommodation over both ground & attic floors.

#### Services

We are verbally advised the property benefits from mains supplies of water, gas & electricity, with drainage into the public sewer.

#### Rateable Value

Current: £1,900 | Proposed £2,000

#### Planning & Grant Funding

Prospective purchasers are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

The property does not appear to be listed nor located within a conservation area.

Grant funding for residential redevelopment may be available via the Dumfries & Galloway Council Town Centre Living Fund.





# Floor Plan

CLUB ROOMS,  
CHURCH STREET, ANNAN, DG12 6DS



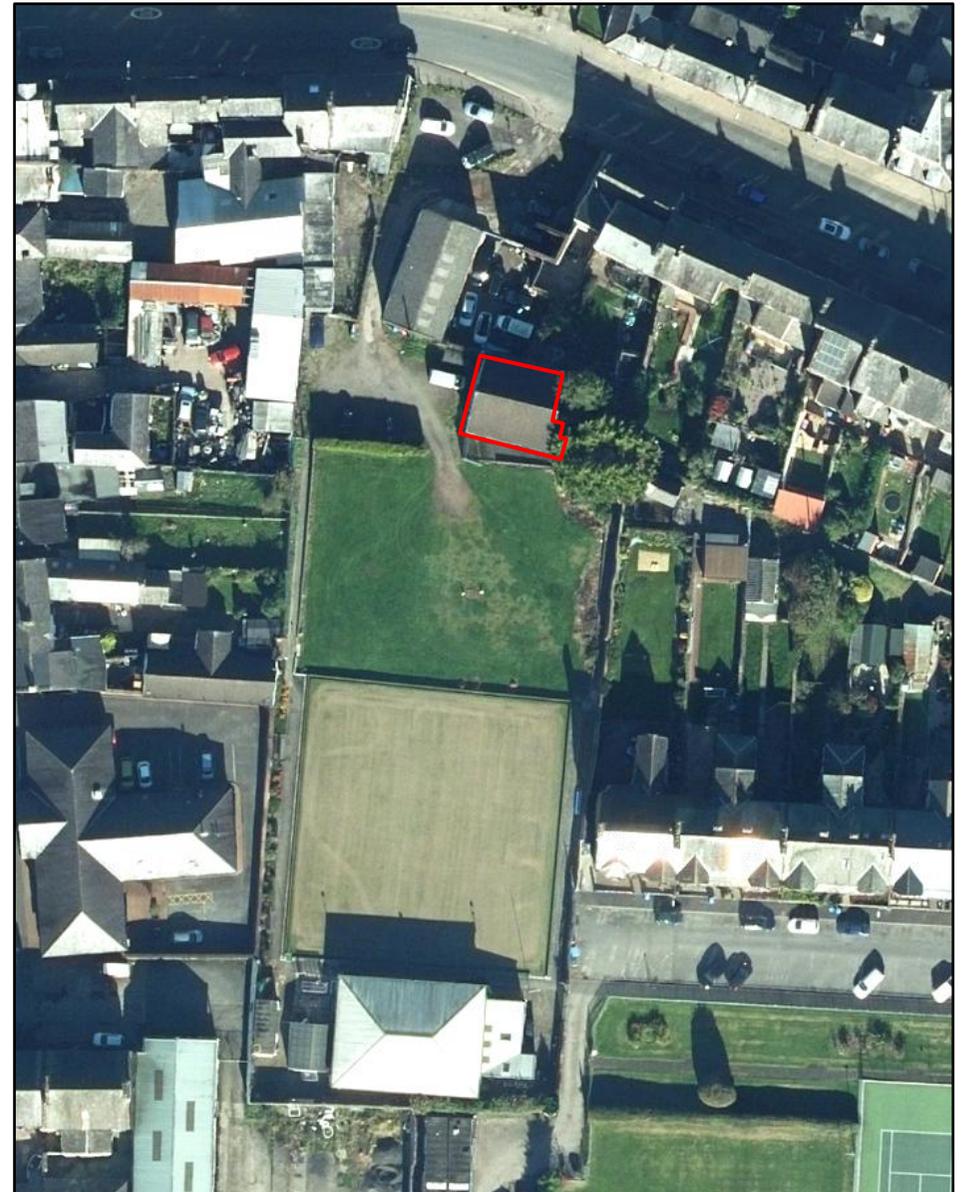
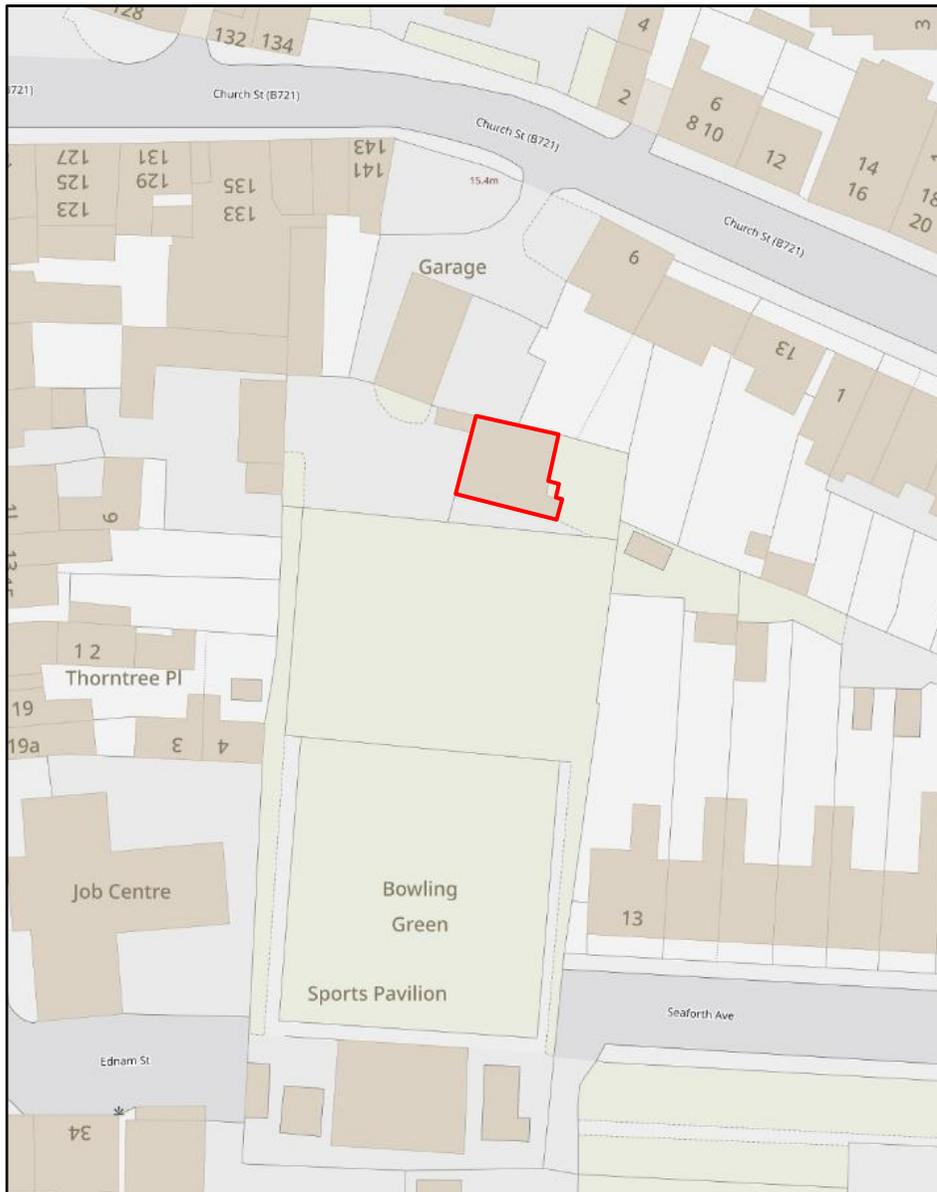
FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	94.35	861
Attic	<i>Unknown</i>	<i>Unknown</i>
External Store & WC	5.00 (approx)	54 (approx)

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



# Site Plans

CLUB ROOMS,  
CHURCH STREET, ANNAN, DG12 6DS





## Auction Date

The auction will be held on Thursday 16<sup>th</sup> April 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 £37,000.

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 on 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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