FOR SALE

FORMER CARE HOME REDEVELOPMENT OPPORTUNITY
CARGENHOLM HOUSE, NEW ABBEY ROAD, DUMFRIES, DG2 8ER
DESCRIPTION
The property is located off New Abbey Road (A710) approximately 2 miles to the south west of Dumfries town centre. Situated within a hamlet comprising a number of modern residential properties and commercial occupiers, the property enjoys a rural aspect whilst being within easy reach of Dumfries. Comprising a Victorian two storey villa which has been extended to provide more modern 2 storey accommodation to the west, the property was most recently in use as a care home providing 52 bedrooms in addition to lounge rooms, staff rooms, laundry and WC’s. There is a generous car park to the front of the property which in total occupies a site area of approximately 2.27 acres. Trading ceased in 2015 and Cargenholm House is currently vacant and offered with vacant possession.

SITE SUMMARY
- Excellent redevelopment opportunity 2 miles south west of Dumfries Town Centre
- Substantial former care home with 52 rooms.
- Potential to reopen for continued care home use
- Suitable for a number of alternative uses subject to planning
- Excellent road links via the A710
- Offers invited
PLANNING AND REDEVELOPMENT
Under the current Local Development Plan, the property lies out with the settlement boundary for Dumfries. Any proposals for redevelopment would be subject to core planning policies and receipt of detailed planning consent.

Planning consent has been granted for a number of house plots on land adjoining Cargenholm House and it’s possible that further development may be consented.

Any proposed conversion of the existing building would also be subject to planning consent but in its current configuration, a number of potential alternative uses may be acceptable including residential and hospitality use.

EPC RATING
The property has an EPC rating of D.
**TERMS**
The Heritable Interest in the subjects is being offered for sale with vacant possession.

**OFFERS**
Offers are being invited and a closing date may be fixed therefore prospective purchasers should register their interest with the sole selling agents. Purchasers will be responsible for their own costs in connections with any purchase.

**VIEWING AND FURTHER INFORMATION**
Viewing is strictly by appointment and for further information please contact:

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**Misrepresentation Act**
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