



Unique development opportunity with planning permission for a four bedroom dwelling

Old Glenzier School, Evertown, Canonbie,
DG14 0TN

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Old Glenzier School, Evertown, Canonbie DG14 0TN

Offers over
£155,000

Description

Unique development opportunity to acquire a traditional, stone constructed building with planning permission for change of use to a four bedroom dwellinghouse.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY



Key features

- Former primary school established in 1842
- Generous size plot of 0.54 acres with extensive gardens.
- Associated car park included.
- Unique development opportunity.
- Full planning permission granted for a four bedroom dwelling.
- Building Warrant approval granted for a sustainable timber frame extension.
- Situated in open countryside with panoramic views
- Easy access to the M6 motorway.
- Only 17 miles to the city of Carlisle.
- 19 miles to Carlisle Lake District airport.

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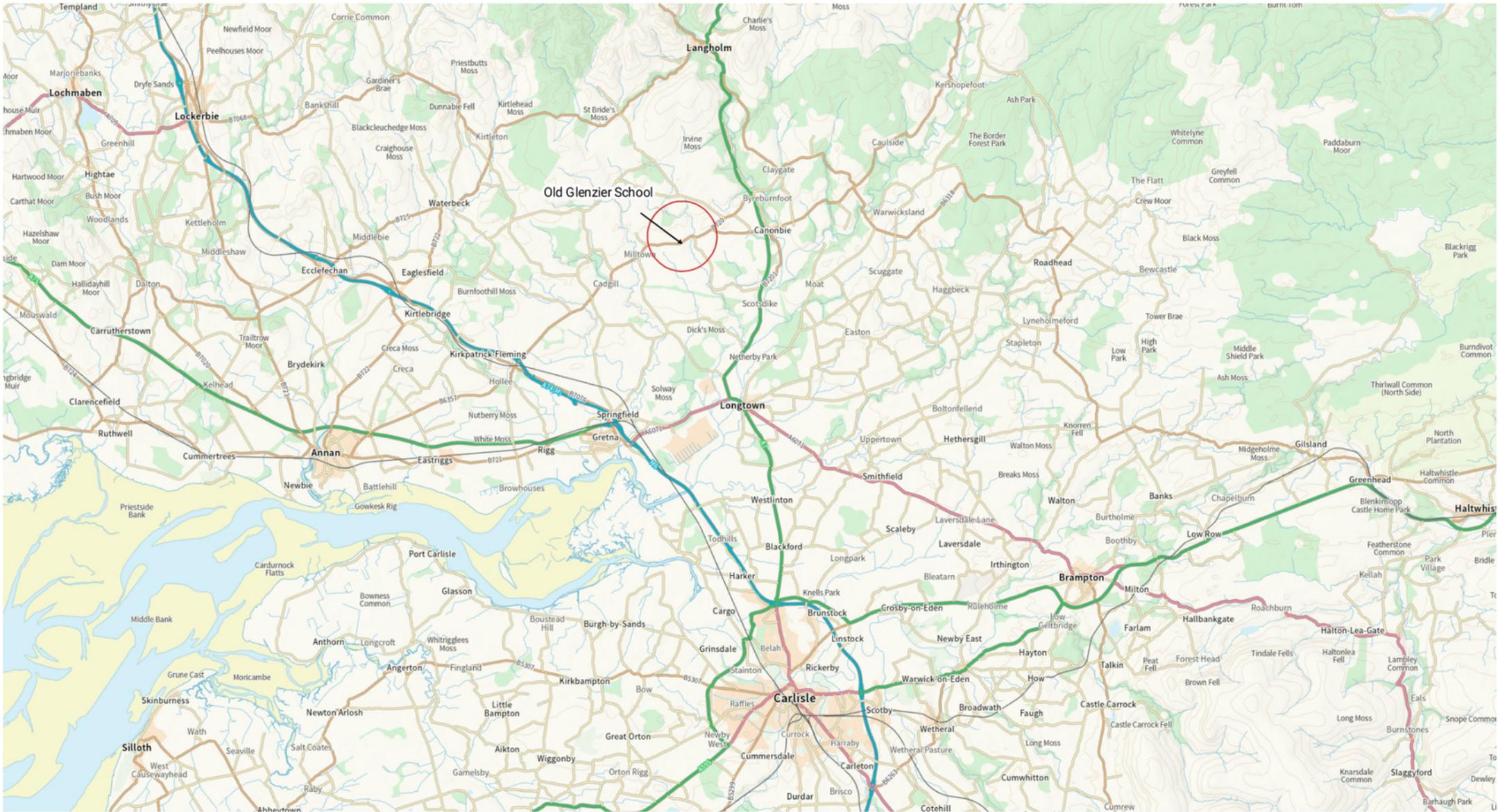
Old Glenzier School is a unique development opportunity to acquire a traditional, stone constructed building with natural slate roof and original timber frame sash and casement windows. Planning permission has been granted for a change of use to a four bedroom dwellinghouse including a unique open plan living area of 11.6m x 5.1m.

Situation

Old Glenzier Primary School is located in the hamlet of Evertown, just outside the village of Canonbie which benefits from a primary school, post office and pub. The property has excellent road links with Carlisle (M6 J44) approximately 17 miles south and Junction 21 of the M74 approximately 6 miles to the west. A wider range of amenities are available in Longtown and Langholm which are both located 10 miles away.

What 3 Words: ///woof.troubles.tint







The Accommodation

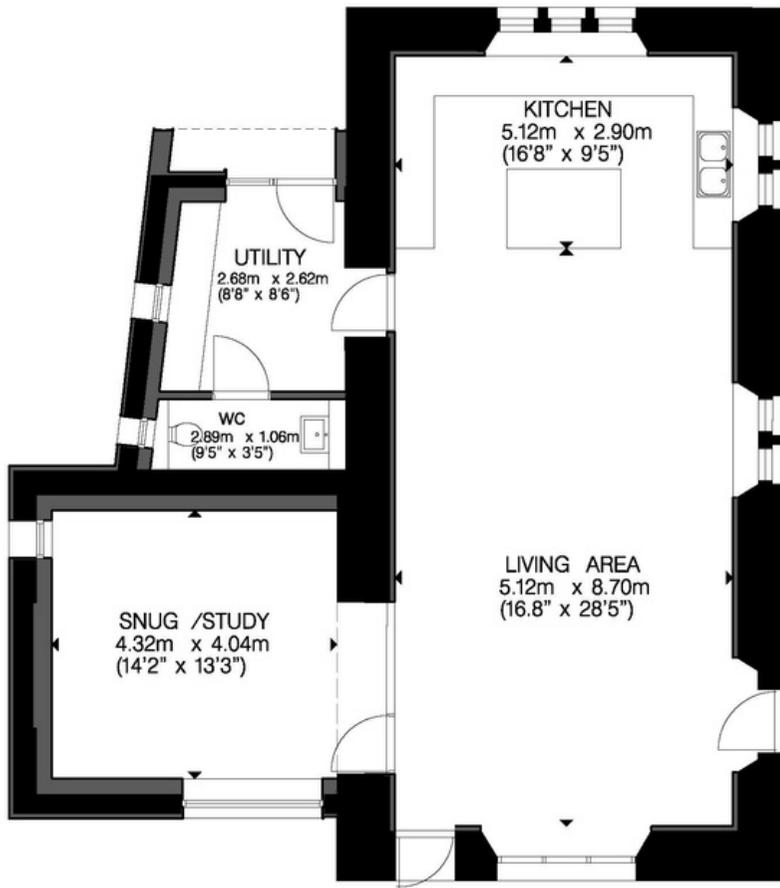
The proposed development briefly comprises of a open-plan kitchen/dining/ living area, formally the school hall, with patio doors leading to a south facing garden, second reception room or snug/study, entrance area with utility and cloakroom w.c.

The planning granted is for a two storey extension, connected by a glazed link, to include four double bedrooms, ground floor bathroom, first floor shower room and laundry/ plant room.

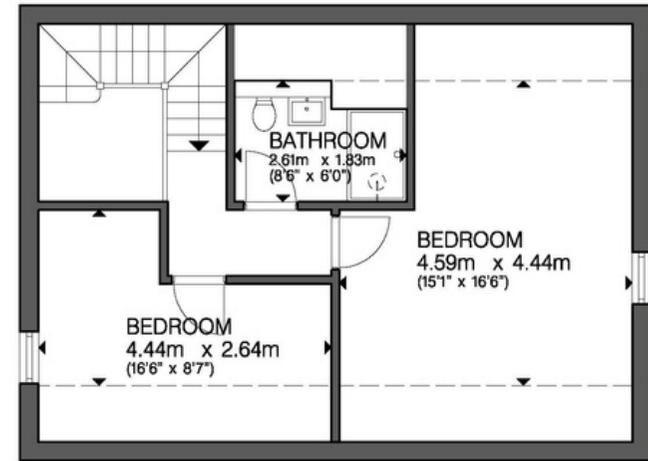
The property occupies a generous sized site of 0.54 acres, or thereby, consisting of the former playground at the front of the building and a garden area to the rear, featuring a wildlife pond, fruit trees and bounded by post and wire fencing with large mature trees.

The adjacent former school car park is also included in the sale.

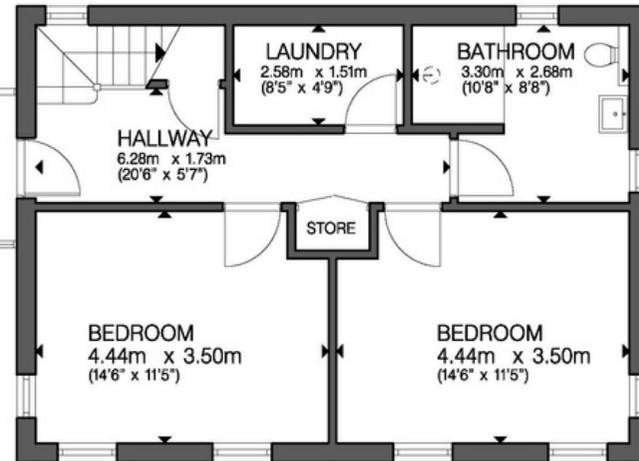




GROUND FLOOR



FLOOR 1



Services

The building is serviced by mains water and mains electricity. The electricity supply has been disconnected and the electric meters have been removed. There is currently a maintained septic tank which is located outwith the property boundary and shared with Glenzier School House. The property previously benefitted from oil fired central heating which has been unused and drained down since September 2009.

Planning permission grants for the installation of photovoltaic panels on the roof of the original structure. The flat roof extension structure housing the oil tank and boiler house situated to the east of the original building are in a dilapidated condition.



Planning

21/0002/FUL - Full planning details can be requested by emailing the office at office@cdrural.co.uk or by visiting <https://www.dumgal.gov.uk>

Planning has been granted and the notice of initiation of development approved.

Building Warrant

22/0965 - Building Warrant Approval was granted on 3 February 2023. The duration of the Warrant is three years.

Construction

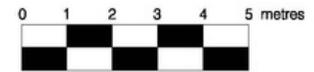
The large school hall offers optional layouts for open plan living, and could provide temporary one bedroom accommodation to allow the works to be phased.



Planning Conditions

1. That all the planting, seeding, turfing and other works shown in the approved plans shall be implemented in the first planting season following the completion or occupation of the dwellinghouse hereby granted planning permission. Thereafter, all trees and shrubs forming part of the approved scheme shall be maintained and replaced where necessary to the satisfaction of the planning authority for a period of not less than 10 years.
2. That the dwellinghouse hereby granted planning permission shall not be occupied unless and until the off-street car parking and turning areas shown on the approved drawings have been formed in complete accordance with the said drawings or such other drawings as may be approved in writing for the purpose by the planning authority. Thereafter, the said parking and turning areas shall be kept clear from obstruction and shall be retained only for that purpose for the lifetime of the development.





Scale bar

New Materials

- Roof: Slate roof to match existing
- Walls: Timber cladding from a sustainable source
- Rainwater goods: PPC Aluminium
- Windows: Aluminium clad timber
- Doors: Hardwood



North Elevation



East Elevation

| | |
|--|--------------|
| Project: | |
| Former Glenzier Primary School Canonbie DG14 0TN | |
| Drawing: | |
| Proposed elevations | |
| Scale @ A3: | Date: |
| 1:100 | Dec 2020 |
| Drawing: | Revision: |
| PL 08 | A (19.02.23) |

0 1 2 3 4 5 metres



Scale bar

New Materials

Roof: Slate roof to match existing
Walls: Timber cladding from a sustainable source
Rainwater goods: PPC Aluminium
Windows: Aluminium clad timber
Doors: Hardwood



South Elevation



West Elevation

| | |
|--|--------------|
| Project: | |
| Former Glenzier Primary School Canonbie DG14 OTN | |
| Drawing: Proposed elevations | |
| Scale @ A3: | Date: |
| 1:100 | Dec 2020 |
| Drawing: | Revision: |
| PL 09 | A (19.02.23) |

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

EPC Rating: Exempt

Planning: 21/0002/FUL - Full planning details can be requested by emailing the office at office@cdrural.co.uk or by visiting <https://www.dumgal.gov.uk>. Building Warrant Approval, reference 22/0965.

Broadband: N/A

Services: The building is serviced by mains water and mains electricity. The electricity supply has been disconnected and the electric meters have been removed. It is believed that drainage is currently to a septic tank which is located out with the subjects of sale and shared with Glenzier School House. The property previously benefitted from oil fired central heating which has been unused and drained down since September 2009. Planning permission grants for the installation of photovoltaic panels on the roof of the original structure.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

Solicitors: TBC

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates—arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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