



Anderson Hall, Church Street, Dornock - DG12 6SU

Offers Over **£85,000**



Anderson Hall, Church Street

Dornock, Annan

- Former Village Hall
- Fantastic opportunity to create a unique home (STP)
- Panoramic views to the rear
- Garden / parking area to front and side
- Small village location

A former village hall with scope to create an imaginative home subject to necessary consents.

Council Tax band: TBD

Tenure: Freehold





Anderson Hall, Church Street, Dornock, DG12 6SU

Anderson Hall is a former village hall in the small commuter village of Dornock. The village provides easy access to the M74 and local towns for shopping, schools and other amenities. The property was formerly used by the local community before being bought by the current owners.

The Accommodation

The front door opens into an entrance hall giving access to two toilet blocks and an inner hallway. From here, access is given to a large, well lit, room which has been used as a badminton court in the past. The views to the rear from this space are exceptional, looking out to open fields with the coast in the distance. A further room can be accessed through bi-fold doors or from the inner hallway, creating a versatile space ripe for conversion subject to necessary consents. Both rooms have part timber pannelled timber walls and solid wood floors.

Externally, a three metre strip of field to the left side (facing from the road) and rear of the property are included, together with a larger area to the right which could be developed into a garden, off road parking or garage space, all subject to necessary consents. There is currently off road parking to the front of the property. The exact boundaries will be confirmed at point of sale, but the included site plan gives an indication of the likely boundaries.

Situation

The property is located in a popular location around 2.5 miles from the charming town of Annan in Dumfries and Galloway. Annan is known for its welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Annan railway station is just a short drive away, providing regular services to both Carlisle and Glasgow, making it ideal for those who travel for work or leisure. The nearby A75 provides easy road access to the M74, connecting to major cities across Scotland and Northern England.

The town itself boasts a variety of amenities, including supermarkets, independent shops, cafes, and restaurants. For families, the property is well-served by excellent local schools, such as Newington Primary School and Annan Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching. Additionally, nearby towns such as Gretna and Dumfries provide further amenities, including shopping centres, leisure facilities, and healthcare services.









General Remarks & Stipulations

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.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: N/A

Broadband: N/A

Services: Dornock Hall is serviced by mains water supply, mains electricity and mains sewerage.

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.

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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Important Notice C & D Rural and its clients give notice that:- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services,