



# DALTON DISTILLERY

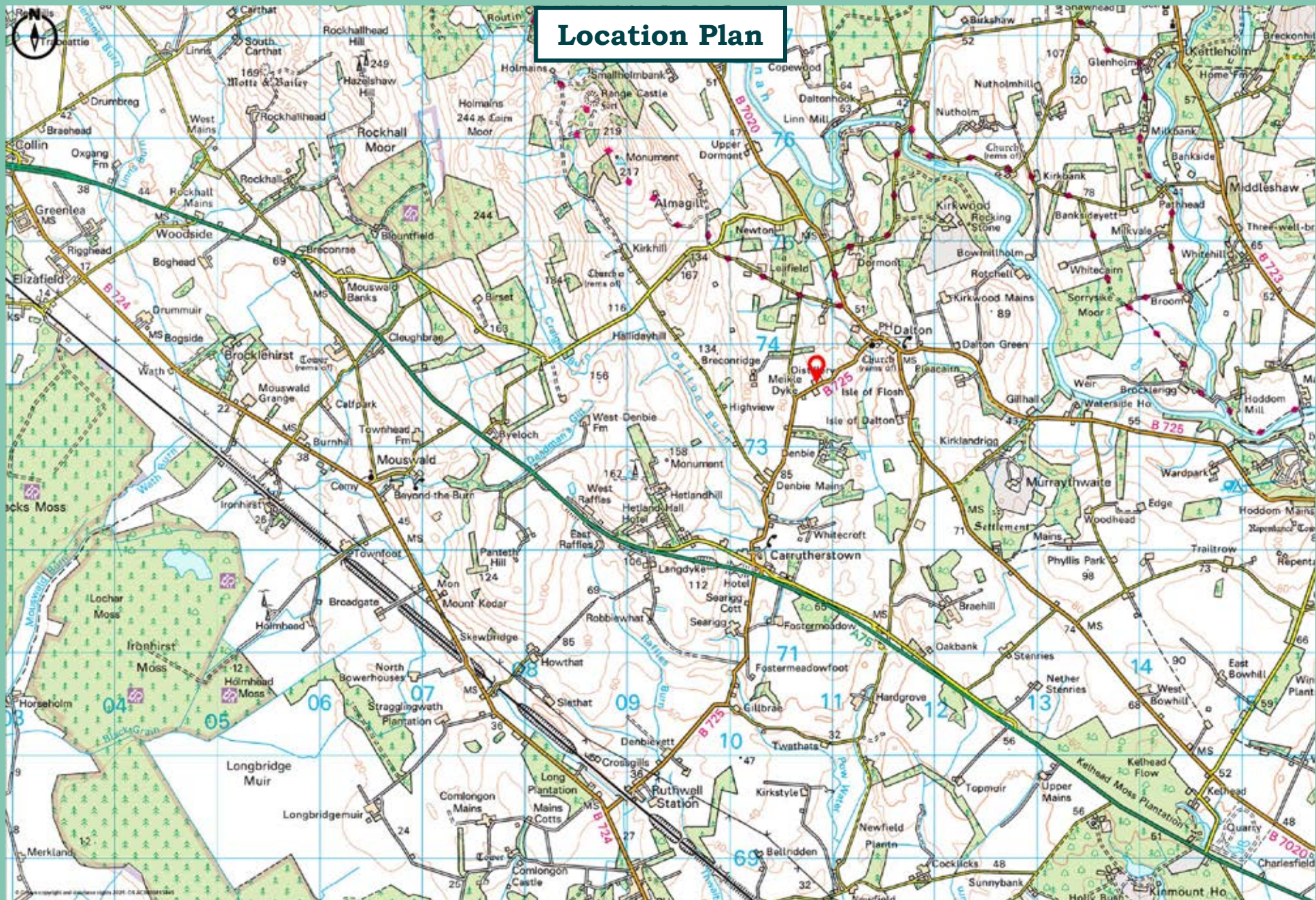
Dalton, Lockerbie, Dumfries, DG11 1DU



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS







# DALTON DISTILLERY

**Dalton, Lockerbie, Dumfries, DG11 1DU**

**Dumfries 10 miles, Lockerbie 6 miles, Annan 8 miles, Carlisle 26 Miles, M6 Junction at Gretna 15 miles, Glasgow 79 miles**

## **FORMER DALTON DISTILLERY INCORPORATING TRADITIONAL BUILDINGS WITH SOME DEVELOPMENT POTENTIAL SITUATED IN A BEAUTIFUL RURAL AREA OF DUMFRIES & GALLOWAY**

- TRADITIONAL STONE BUILT BUILDINGS
- REMAINDER OF THE TRADITIONAL FARMHOUSE
- POSSIBLE DEVELOPMENT POTENTIAL FOR CHANGE OF USE TO RESIDENTIAL
- GENEROUS PLOT AMOUNTING TO ABOUT 1.024 ACRES
- CONVERTED BARBECUE HUT FORMERLY UTILISED AS THE GIN SHOP
- WONDERFUL OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

### **FOR SALE PRIVATELY AS A WHOLE**

#### **VENDORS SOLICITORS**

Stephen McLean  
Brazenall & Orr  
104 Irish Street  
Dumfries  
DG1 2PB  
Tel: 01387 255695



#### **SOLE SELLING AGENTS**

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Dalton Distillery is conveniently located just off the B725 about 6 miles from the market town of Lockerbie and just over a mile from the village of Carrutherstown.

This former Gin Distillery occupies a generous site of about 1.024 acres and incorporates a traditional 'L' shaped stone built single storey building which was utilised as the visitor's centre and distillery. **In addition**, planning permission has been granted for change of use and alterations, including formation of new roof, to the former dwellinghouse to form a storage building and continued siting of static caravan for use as storage. The planning was approved on 20th June 2023 and any interested party can view this by visiting [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning) using the planning ref: 22/2480/FUL.

For the keen distiller or for those already in the business, Dalton Distillery still has most of the infrastructure in place such as the bar / restaurant (excluding appliances) is very well fitted i.e. Corian counter tops, smoked glass, sophisticated multi- colour LED's etc. The outside keg shed is connected to beer taps. In addition, a large, converted barbecue hut which was formerly used as the gin shop is located within the courtyard and benefits from electricity laid in. The hut was licenced and in the past was used for drinking parties up to 16 people. For those who see this as a development opportunity, this building did benefit from planning permission for conversion to residential in 2015, planning ref' 15/P/4/0243. Again, any interested party wishing to pursue this would need to contact Dumfries & Galloway Council's planning department.

The nearest village to Dalton Distillery is Carrutherstown, which is a small thriving semi-rural community which has a primary school, the renowned Hetland Garden Centre & Heltand Hall Hotel. The village occupies a central position within Dumfries and Galloway and is ideally located for access to the main arterial routes, putting the property within easy commuting distance to major centres, both north and south.

Lockerbie offers a wide range of amenities ranging from a local golf course, sailing, fishing, an ice rink, a squash club and much more. Lockerbie Primary and Secondary schools are easily accessed and are within walking distance. Both are highly regarded locally for quality schooling. The area has good rail links with Edinburgh and Glasgow, being served by the mainline railway station in Lockerbie whilst London Euston can be reached in about 3.2 hours from Carlisle.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there is the ability to take both shooting and fishing locally. Given the

diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses, with the region boasting no fewer than twenty-nine courses.

## DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

*What3Words: posed.analogy.dancer*

## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

## GUIDE PRICE

Offers for Dalton Distillery are sought **in excess of: £280,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**No' 3 Ring**  
**New Market Street**  
**Castle Douglas**  
**DG7 1HY**

**Tel: 01556 453453**

**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

Dalton Distillery has not been operational since 2023 and until then had up to 20,000 visitors per year. As mentioned earlier, most of the infrastructure is still in place apart from the copper still. The whole property, to include the former dwellinghouse, has great development potential for either reinstating the distillery or for conversion, subject to planning.

The internal accommodation briefly comprises of:

- Visitor's Centre & Tasting Room x 2
- Kitchen & Bar area
- Distillery
- Laboratory & Store
- Storerooms
- WC's

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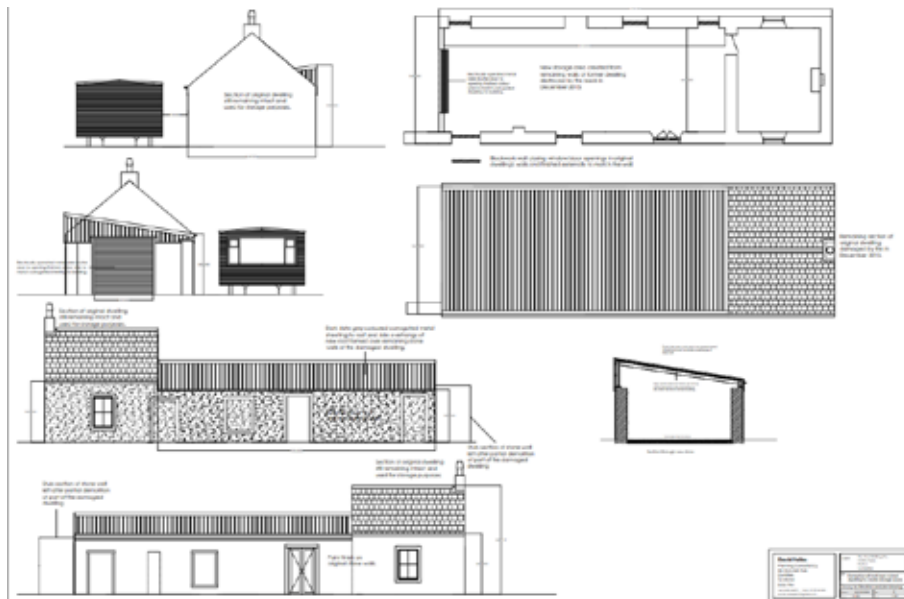
## OUTSIDE

The property is approached through electric gates where there is ample parking for multiple vehicles. The buildings are arranged in a classic courtyard shape with the whole site occupying an area of 1.024 acres. Given the generous plot occupied by the distillery there may be development potential for a number of uses.

## SERVICES

| Water                | Drainage    | Electricity | Heating | Rateable Value                                |
|----------------------|-------------|-------------|---------|---|
| Mains + Private Well | Septic Tank | Mains       | Gas     | <b>£12,000</b><br>effective from<br>01-APR-23 |

Please note: some of the photographs contained within these particulars were taken whilst the distillery was operational, and these are only to provide a visual impression.



## MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Stephen McLean, Brazenall & Orr** for a definitive list of burdens subject to which the property is sold. However, we would draw your attention to:



### INGOING

There are no ingoing claims affecting the property.

### WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

### ENTRY & VACANT POSSESSION

Immediately upon completion.



### OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

### GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

### IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

*Particulars prepared April 2025*



