



Anderson Hall, Church Street, Dornock, DG12 6SU

Offers Over £340,000

C&D Rural

Anderson Hall

- Former village hall of sandstone construction
- Spacious and modern kitchen with mezzanine living area
- Residential conversion
- Three double bedrooms (master en-suite)
- Panoramic views to the rear
- Air source central heating
- Garden / parking area to front and side
- Excellent transport links to Annan and Gretna

A former village hall of sandstone construction with planning consent to convert into a three bedroom modern family home with exceptional views of the Solway Coast.

Council Tax band: TBD

Tenure: The Heritable (Scottish equivalent of Freehold) title

C&D Rural



Anderson Hall is a former village hall in the small commuter village of Dornock which is currently under final stages of construction by local builder L Murray Property Ltd. The property has been granted planning for change of use and is currently being converted into a deceptively spacious three bedroom residential dwelling with outstanding views of the Solway Coast. For an exclusive opportunity to purchase this wonderfully transformed property, contact our office to arrange a viewing.

The Accommodation

This exemplary conversion offers a unique opportunity to acquire a characterful property with modern and flexible accommodation, superb views and private outdoor space. The former hall will be transformed into this wonderful, open plan kitchen/dining/living space with a fully fitted modern kitchen using the high quality of materials and snug dining/living space with amazing views of the countryside and Solway Coast through sliding doors which step out onto a raised patio.

Located on the other side of the hall you'll find two generous double bedrooms, each featuring fitted wardrobes and benefiting from original window frames with newly fitted bespoke windows allowing in plenty of light. Above the bedrooms is an open mezzanine sitting area which is accessed via a staircase from the main hall.



The third bedroom is accessed from the main lobby and is fitted with wardrobes along the width of the bedroom and features a modern en-suite in the corner complete with shower cubicle, WC and wash hand basin. A family bathroom, utility room and downstairs WC completes the accommodation.

Externally, there is ample off-street parking at the front of the property and an access ramp leading to the front door. There is a paved path around the property and good sized lawn to one side of the property with scope to create a delightful garden. The highlight of the property is at the rear where there is a lovely, raised patio for enjoying the incredible views this property has to offer. This property will suit a range of buyers, especially those interested in preserving historic properties and viewings are highly recommended to appreciate what the property has to offer. Contact us today to for a viewing to avoid missing out on this unique opportunity.

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.

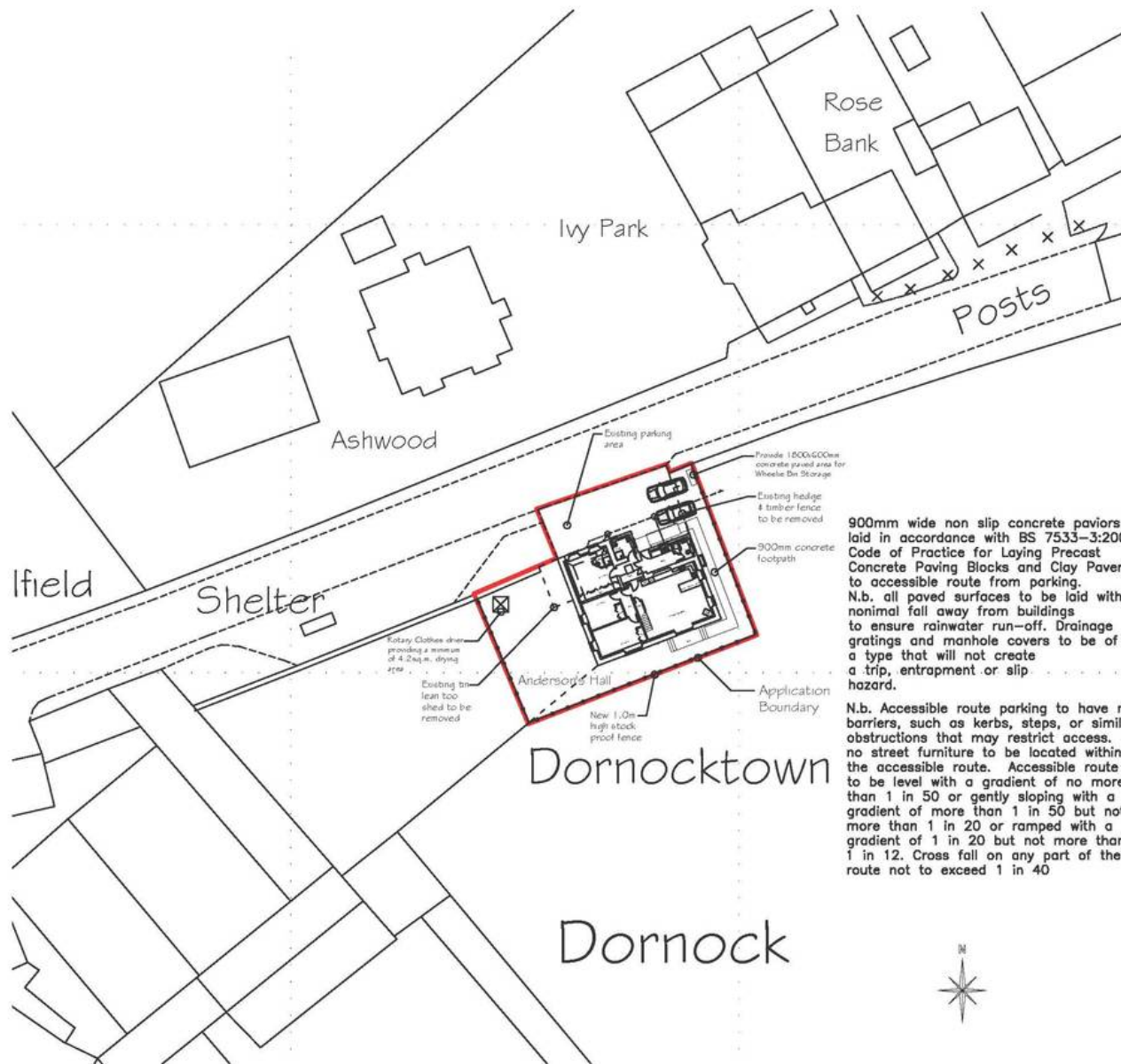
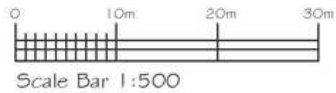
The town itself boasts a variety of amenities, including supermarkets, independent shops, cafes, and restaurants. For families, the property is well-served by excellent local schools, such as Newington Primary School and Annan Academy, both offering high-quality education. Residents can also enjoy a 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.







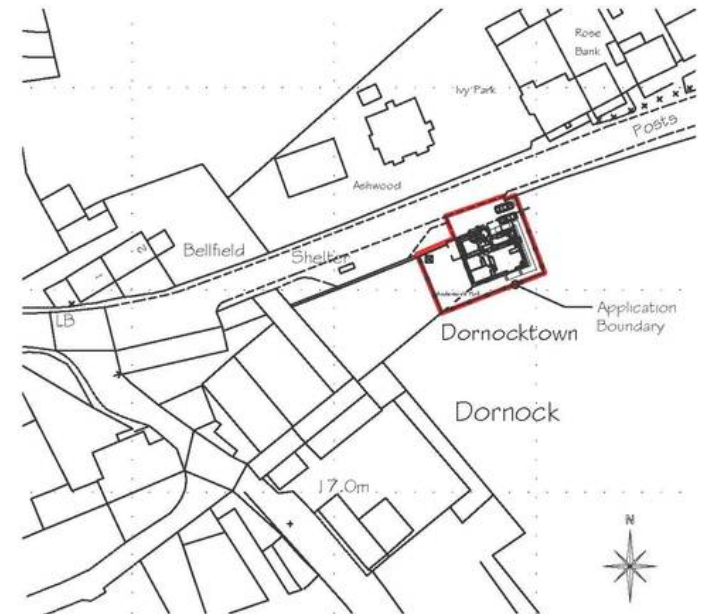




BLOCK PLAN 1:500

900mm wide non slip concrete paviors laid in accordance with BS 7533-3:2005 Code of Practice for Laying Precast Concrete Paving Blocks and Clay Pavers to accessible route from parking. N.b. all paved surfaces to be laid with minimal fall away from buildings to ensure rainwater run-off. Drainage gratings and manhole covers to be of a type that will not create a trip, entrapment or slip hazard.

N.b. Accessible route parking to have no barriers, such as kerbs, steps, or similar obstructions that may restrict access. no street furniture to be located within the accessible route. Accessible route to be level with a gradient of no more than 1 in 50 or gently sloping with a gradient of more than 1 in 50 but not more than 1 in 20 or ramped with a gradient of 1 in 20 but not more than 1 in 12. Cross fall on any part of the route not to exceed 1 in 40

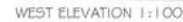
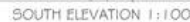


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LOCATION PLAN 1:1250



suzi smith	
Technical Architectural Services	
Old School House, Castlehillgate, Lochmaben, Lockerbie. DG11 1NT. Tel: 0780198570 email: suzi@suzismith.co.uk	
PROPOSED CONVERSION OF DISUSED HALL TO HOUSE, ANDERSONS HALL, DORNOCK, ANNAN. FOR MR L MURRAY	
Building Warrant Drawing	
Date: 31/05/25	Drp No: 25-04-05
Revision:	



- [illegible]

Electrical/Services Key			
	Single light fixture		Battery-wired light fixture with battery back-up interlock
	Double light fixture		Door detector interlocked to alarm about alarm duration
	Double doors		Battery-wired fire/smoke detector with battery back-up interlock with all alarm/monitor
	Dining room		
	Hall light		
	T.V. stand		

All electrical work will be carried out by a competent electrical contractor. The installation, in the design, construction, inspection and testing will be completed in strict accordance with BS 7671:2018 (IET's 18th Wiring regulations, 18th edition) notification amendments and in compliance with other Building Regulations, in particular, will not compromise fire-stopping, structural integrity, sound insulation, thermal insulation and other related matters. The contractor will provide the relevant certification of the completion of this part of the work.

All electrical assets must be secured

External Finishes

Pitched Roof: no change apart from addition of Glidevale vents to eaves and ridge

Flat Roof: Existing felted roof to be replaced with GRP.

Windows: Replace existing white uPVC with Anthracite Grey/RAL 7016 high performance uPVC double glazed units.

Door: Anthracite Grey/RAL 7016 composite door.

Walls of Flat Roof & Lean To Extension: Pebble dash to be removed and rendered with Blanc de la Cote RAL5001 lightweight monocouche render system.

- | KEY TO SYMBOLS | |
|---|--|
|  | Warns of Significant Hazard |
|  | Conveys Relevant Information |
|  | Contractor to avoid or refrain from particular action |
|  | NOTE: Figure dimensions only are to be taken from this drawing. All dimensions including roof pitches and to be checked on site BEFORE any work is put in hand. It is DASH, A3A.
All drawings MUST be read in conjunction with Company Details.
Dimensions are to Windows/Doors. |

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PROPOSED CONVERSION OF
DISUSED HALL TO HOUSE,
ANDERSONS HALL,
DORNOCK, ANNAN.
FOR MR. I. MURRAY

Building Warrant Drawing	
Date: 01/06/25	Rev. No. 25-04-03

Revision



8 OF 10 PAGES

- Warning of Significant Hazard
- Conveys Relevant Information
- Contractor to avoid or refrain from particular action

U.S. Figure dimensions only and to be taken from the drawing. All dimensions including roof pitches are to be checked on site BEFORE any work is put in hand. If in doubt, ASK.
All drawings MUST be read in conjunction with Engineer details.
All dimensions are to Blockwork details.

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PROPOSED CONVERSION OF
DISUSED HALL TO HOUSE,
ANDERSONS HALL,
DORNOCK, ANNAN,
FOR MR J. MURRAY

Building Warrant Drawing

Date: 01/06/25	Drp No: 25-04-0
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Revision:

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.

Disclosure: The lead image is a CGI representation of the finished development and the internal images have been generated using Ai technology.

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

Planning: ALTERATIONS AND CHANGE OF USE OF HALL TO DWELLINGHOUSE (CLASS 9) AND CHANGE OF USE OF AGRICULTURAL LAND TO DOMESTIC GARDEN GROUND (25/0393/FUL)

EPC Rating: N/A

Home Report: Exempt

Services: Anderson Hall is serviced by mains water supply, mains electricity, mains sewerage and air source heat pump central heating.

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. Band: TBD

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 and Instagram on @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, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.