



Former Processing Unit, Langholm, DG13 0AF

Guide Price £400,000

C&D Rural

Commercial or Development Opportunity

- Large processing/distribution unit
- Suitable for forestry or haulage firms
- HGV vehicle access
- Office accommodation
- WC and wash facilities
- Two derelict residential dwellings constructed of stone and slate
- Development potential
- Former planning consent to demolish and erect 12 residential units
- Total Site Area of 0.42 Hectares (1.04 Acres)

Large industrial premises/processing unit with excellent commercial or development potential, situated in the borders town of Langholm, with HGV vehicle access and office accommodation.

Rateable Value: £25,300

Tenure: Heritable title

EPC: Available upon request



Industrial Premises/Processing Unit

The property consists of a large building constructed of steel frame with profile sheet cladding to the walls and roof. There is vehicular access from Henry Street to the rear yard which is shared with various neighbouring occupiers to the processing unit. There is also pedestrian access from Caroline Street where the offices are located.

This building is fully equipped for the processing of animal skins and hides and the management of the effluent from the process. It would also suit a variety of other purposes including timber distribution or haulage. The approximate size of the site is 4,219 square metres (45,000 sq ft) including the main processing unit, houses and offices on Caroline Street and 11 and 14 Elizabeth Street. There is a small portocabin included which may lend itself to a variety of uses and on the first floor there are staff changing rooms and wash facilities.



The offices included a reception room/office on the ground floor, storage room at the rear and large boardroom. On the first floor there are two further offices, staff changing area and staff WC. Access to the processing plant can be gained from the rear of the offices or directly from Caroline Street.

Front Office (4.25m x 3.69m)

Rear Room (2.38m x 3.72m)

Staff WC (1.36m x 2.09m)

Boardroom (6.76m x 4.77m)

First Floor

Office 1 (6.75m x 2.84m)

Office 2 (4.28m x 4.62m)

Utility (3.12m x 2.31m)

WC (1.48m x 2.095m)

Residential Units

There are four houses on Caroline Street which have been converted to provide office, warehouse and storage accommodation. Two of the houses remains as three-bedroom accommodation. The houses would originally have provided reception room and kitchen on the ground floor and 2 bedrooms plus a bathroom on the 1st floor. Many in the street have had the attic space converted to provide further accommodation or have been split into flats. The houses do require refurbishment but have fantastic development potential.

There are 2 further dwellings located on Elizabeth Street constructed of stone with a pitched slate roof. One is a 3-bedroom house and the second a 4-bedroom house. These properties have been out of use for some time but also have potential to be brought back to life. Each dwelling enjoys lovely views of the River Esk.



Planning

Planning has been granted conditionally previously to demolish the fellmongery buildings, industry buildings and stone buildings to provide a landscape for the development of housing. Planning was granted for the erection of 12 residential properties comprising 6 town houses and 6 apartments of two and a half storeys, construction road, footpaths and provision of car parking and associated landscaping. Reference: **07/P/4/0210**

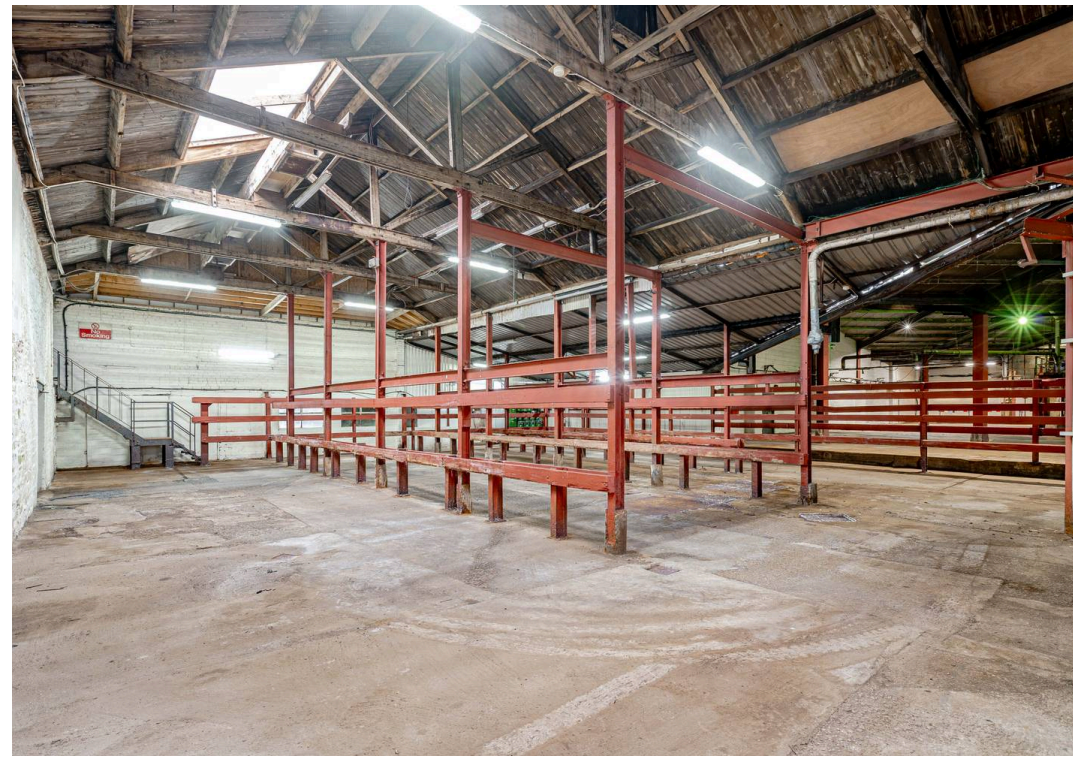
The site is situated within the local development plan for Dumfries and Galloway and therefore lends itself to excellent development potential.

Location Summary

Langholm is located in Dumfries and Galloway in South West Scotland approximately 20 miles north of Carlisle, 35 miles east of Dumfries and 80 miles south of Edinburgh. The town benefits from a wide range of shops, pubs and cafes. A wider range of amenities including supermarkets and leisure facilities are available in Carlisle and Hawick (23 miles north).

The A7 passes through the town and provides good road links to the M74 and M6 motorways at Gretna and Carlisle respectively. National Rail Services are available at Carlisle with direct services to London is just over 3 hours. Edinburgh, Glasgow and Newcastle International Airports are all within 2 hours drive time.







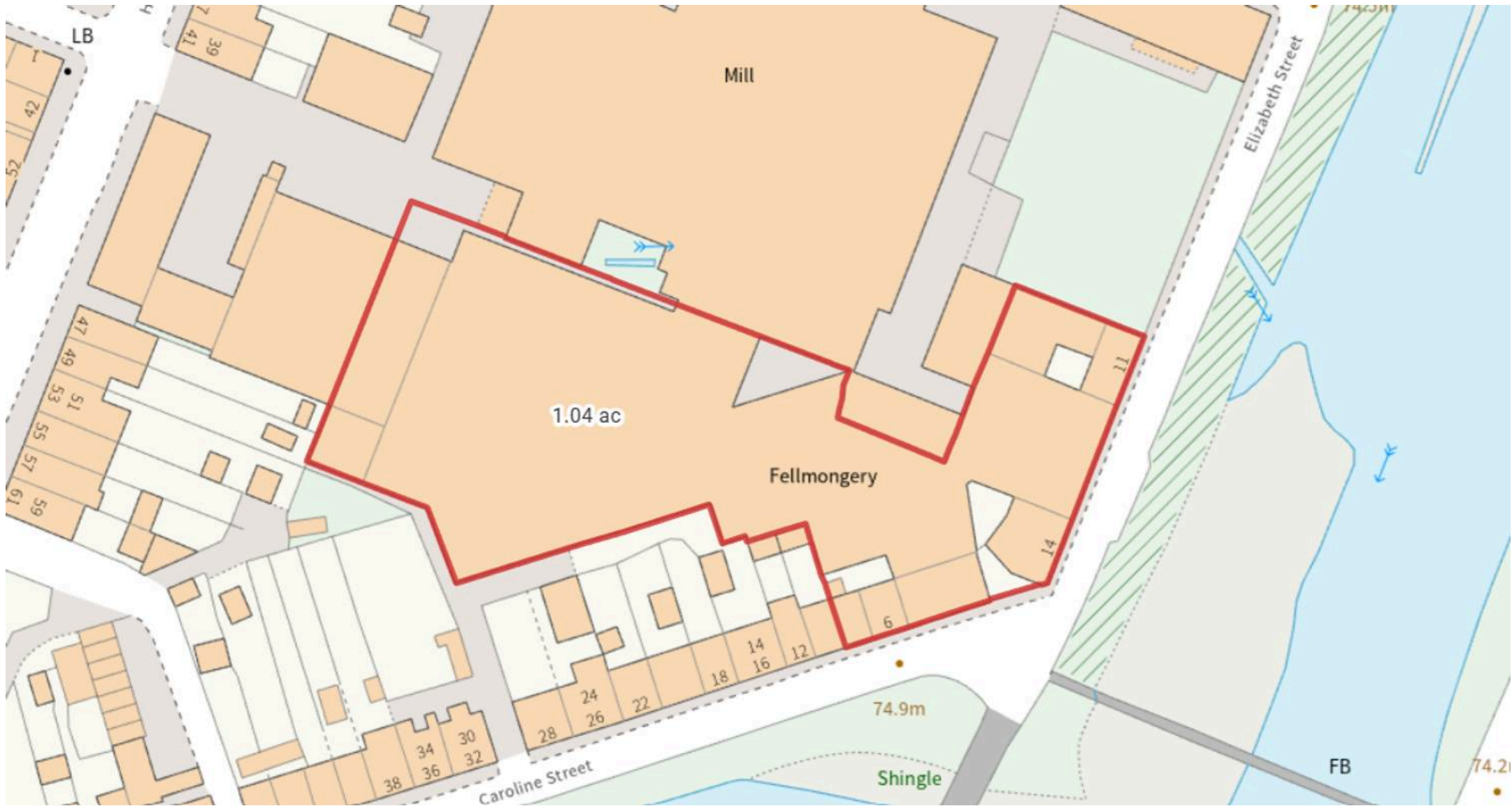





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Farmer Group

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General Remarks and Stipulations

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

EPC Rating: A copy of the certificates are available by request.

Services: The Main Processing Unit is served by mains water, mains electricity (3 phase), and mains drainage. Electric heating serves the houses however we understand there is a gas connection nearby.

Local Authority: Dumfries & Galloway Council.

Ratable Value: The Main Processing Unit has a Rateable value of £25,300.

Rateable value information has been obtained from the Valuation Office Association website. Whilst believed to be correct this information has not been independently verified.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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