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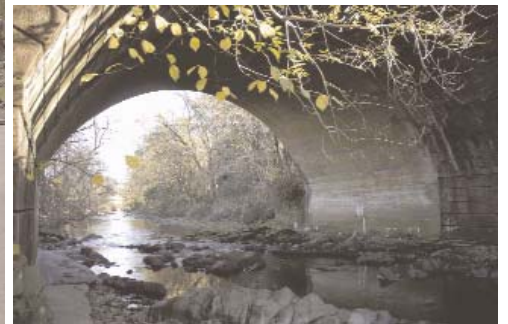
G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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TELFORD HOUSE, BEATTOCK, MOFFAT



Prestigious development opportunity for conversion of a Grade A listed Hotel to two 3 bedroom maisonettes and two 2 bedroom flats, Shared garden ground, private parking and fishing rights.

OFFERS OVER £350,000 ARE INVITED

Regulated by RICS



OTHER OFFICES AT ANNAN, CASTLE DOUGLAS AND NEWTON STEWART





Telford House was designed and constructed by Thomas Telford in 1822 when he was contracted to build the new road from Carlisle to Glasgow. Telford House was constructed as the Post Inn and is situated about half way between Carlisle and Glasgow.

The house has previously been used as an 11 bedroom hotel and restaurant. It currently has planning consent for conversion to residential use with the formation of 2 maisonettes and 2 flats. Access to the property is by electronic security gates.

The house offers the opportunity for conversion to a superior residential development. Available by separate negotiation are 4 mews cottages which have been converted to residential use in the courtyard to the rear of Telford House, together with a further 4 bedroom house at Evanbank, which has potential for an additional dwelling within its grounds. All properties are sold with fishing rights on Evan Water.



LOCAL FACILITIES

Moffat is an attractive spa town and has been popular as a holiday resort since the 17th Century. The town nestles within the southern upland hills and the local area is recognised as being of outstanding natural beauty. Moffat has excellent local shops, hotels and restaurants.



In the surrounding area there are numerous walks, both low ground along the Annan Water and also in the southern upland hills, including walks to the Grey Mare's Tail, Scotland's highest waterfall now cared for by the National Trust for Scotland.

Telford Mews are near to the route of the Southern Upland Way, a long distance walk from Portpatrick through to Cockburnspath; the walk extends to a total of 212 miles.

Other leisure pursuits within the area include numerous golf courses including an 18 hole course at Moffat; fishing and other country pursuits.





Moffat provides schooling from nursery through to secondary school. The village of Beattock has a primary school and two public houses.

Telford House is situated close to the M74 and, therefore, has excellent road communications both north and south, Edinburgh and Glasgow are both within 1 hour's driving; Newcastle and Manchester, 2 hours and 2 hours 45 minutes respectively.

Main line rail connections are available at Lockerbie 15 miles south and Carlisle 40 miles.

DIRECTIONS

From the M74, at Junction 15 follow signposts for Dumfries and Beattock. At the roundabout on the west side of the Motorway follow signs for Beattock and after turning onto the road into Beattock, turn immediately right at Telford House.

SERVICES

Mains water and electricity; private drainage.

VIEWING

Strictly by appointment with the joint selling agents G M Thomson & Co Tel. 01387 254 424 and Grieve Grierson Moodie & Walker Tel. 01387 266 250

POSSESSION & ENTRY

Vacant possession and entry will be by mutual agreement.

OFFERS

Offers in Scottish legal form should be submitted to Grieve Grierson Moodie & Walker, 14 Castle Street, Dumfries, DG1 1DR. The seller is not bound to accept the highest or any offer.

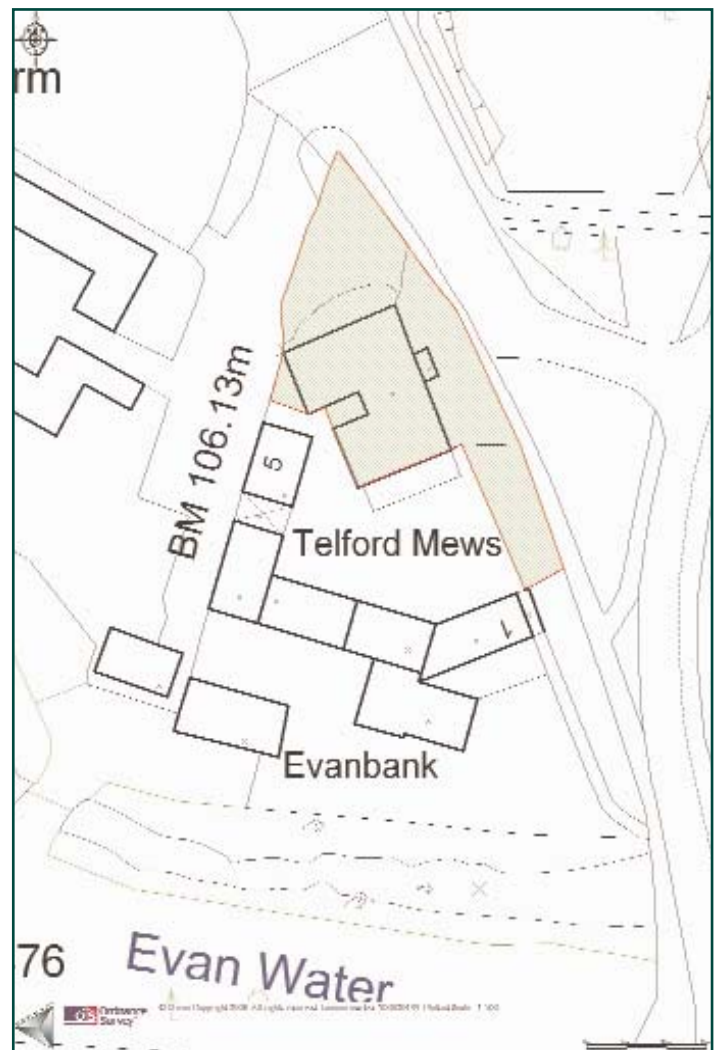
PURCHASE PRICE

Within seven days of conclusion of Missives a non-returnable deposit of 10% of the purchase price shall be paid to the seller's solicitors. The deposit will be non-returnable in the event of the purchaser failing to complete the sale for reasons not attributable to the seller or selling agent. The balance of the purchase price will be payable on the date of entry, whether entry is taken or not, with interest accruing thereon at the rate of 4% above the Royal Bank of Scotland base rate until paid. No consignment will be effectual in avoiding such interest and in the event of the purchaser failing to pay the full purchase price within fourteen days from the date of entry the seller will be

entitled to but not bound to resile from the bargain and resell the property without prejudice to their rights to recover from the purchaser any loss occasioned by them thereby.

PARTICULARS

These particulars were prepared on 20th June 2008 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at law. It should be noted that room sizes where stated are the maximum dimensions and that due to the nature of the building rooms do not have a uniform shape.



MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown these are approximate only.
- No person in the employment of Messrs. G.M. Thomson & Co. has any authority to make or give any representations or warranty whatever in relation to these properties.
- Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
- Neither these particulars nor any communications by Messrs. G.M. Thomson and Co on behalf of the sellers relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.