

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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## THE PIT BATHS, TOWER, SANQUHAR DUMFRIESSHIRE



A former mine bathhouse latterly used for agriculture for conversion to residential use. Change of use planning consent obtained for a dwelling house.

- SITE AREA EXTENDING TO 0.44 ACRES (0.18 HECTARES).
- ADDITIONAL LAND AVAILABLE.

**OFFERS OVER £95,000 ARE INVITED**



Regulated by RICS

OTHER OFFICES AT CASTLE DOUGLAS AND NEWTON STEWART



## DIRECTIONS

From the south take the A76 north from Dumfries, through Sanquhar and about 1 mile beyond the Crawick Bridge traffic lights the entrance to Tower Farm will be found on the right hand side of the road through the railway under bridge. The Pit Baths are on the right of the road, just round the bend.

## PLANNING

Change of use planning consent (05/P/3/0847) was granted on 19th July 2007 for conversion of the building to form a dwelling house. The planning consent incorporates conditions including:

- The detailed design of the dwelling will reflect externally the industrial heritage of the site.
- Provision for on site parking for two vehicles.
- The trapping and drainage of surface water.
- Tarmac surfaced entrance driveway.
- Septic tank drainage.

The developer is at liberty to apply for detailed consent for his own proposals. The consent can be inspected at the office of G. M. Thomson & Co.

## DESCRIPTION

The Building is constructed of brick under a pitched corrugated asbestos cement roof carried on steel trusses. The main section measures 20.3m x 7.2m (approx) internally with the tower section on two floors 3.4m x 5m approx.

The building sits on a levelled site in the open countryside of Upper Nithsdale with exceptional views to the south and west towards the Euchar Glen and the Galloway Hills beyond.

## SERVICES

Mains water is available, and there is an overhead power supply close by.

## BOUNDARIES

The north boundary is a new post and woven wire fence. The purchaser will be responsible for fencing the other boundaries.

## ADDITIONAL LAND

The sellers are prepared to negotiate separately the sale of an additional area of land to the east of the site, or a paddock of between one and two acres to the north of the site.

## ENTRY

By arrangement.

## VIEWING

By prior appointment with G. M. Thomson & Co.

## CLOSING DATE

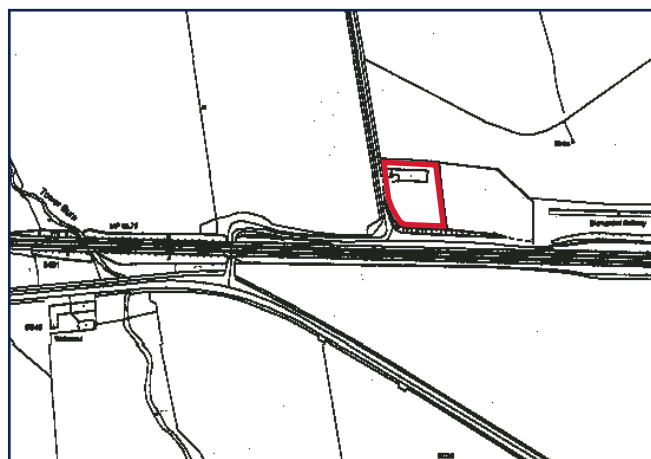
It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

## PARTICULARS

These particulars were revised on 13th February 2009 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor



OS Licence Number 100004561



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