

Property Estates and Programmes

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FOR SALE

Former Dick's Hill Community Workshop (UPRN – 940x00)
Dick's Hill Park, John Simpson Drive, Stranraer DG9 7PW

**Single storey detached property, including a modular unit, on
900sqm of land (9,684sqft).**

Offers over £70,000 are invited.

Viewing and contact information:

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www.dumfriesandgalloway.gov.uk/council-property-sale-let

Summary of building and land:

Single storey detached building located in a residential area of Stranraer (John Simpson Drive) comprising of 6 principal spaces and 4 ancillary spaces with a GIA of approx. 267.34sqm (2,876.58sqft) on a site of 900 sqm (9,684sqft). The property also has a modular unit located at the front of the building.



Accommodation:

Space Identifier	Former Use	Approx Area	
001	W/C	2.61sqm	28.08sqft
002	Store	3.77sqm	40.57sqft
003	Workshop	45.93sqm	494.21sqft
004	Store	19.51sqm	209.92sqft
005	Office	15.94sqm	171.51sqft
006	Circulation	19.87sqm	213.80sqft
007	W/C	2.14sqm	23.03sqft
008	W/C	1.71sqm	18.40sqft
009	Workshop	43.26sqm	465.48sqft
010	Workshop	104.20sqm	1,121.19sqft
Total		258.84sqm	2,786.19sqft



External Modular Unit – 9.75sqm / 104.91sqft

All future potential developments will be subject to planning and building control permissions. Potential purchasers are encouraged to complete their own due diligence and submit a pre-planning application enquiry.

Services:

This property is connected to mains electricity and water and connected to local sewage system.
Rateable Value for most recent use: £10,700 (as of 1st April 2023)

Transport Links:

Road – Stranraer Town Centre via Agnew Crescent / A718 – 1.1 miles.
Cairnryan via A77 – 6.9 miles.
Ayr via A77 – 52.1 miles.

Due Diligence:

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.

Offers:

Prospective purchasers are advised to note their interest in this property with Property, Estates & Programmes, preferably through their Solicitor, in order to be advised of a set closing date. On the closing date offers must be submitted in writing in a sealed envelope or by email clearly marked – “Offer for Former Dick’s Hill Community Workshop – DG9 7PW”.

All offers should be sent to:

Legal Services – FAO Supervisory Solicitor, Conveyancing, Council Headquarters, English Street, Dumfries, DG1 2DD;
or emailed to propertyoffers@dumgal.gov.uk

The Council is not bound to accept the highest offer received and late offers will not be considered.



Dumfries and Galloway Council give notice that:

1. 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.
2. 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.
3. 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.
4. Neither these particulars nor any communications by Dumfries and Galloway Council 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.

Sale particulars updated 16 February 2026