

DM HALL

For Sale

**Former Pub & Flat
With Development
Potential**

**'The Kirtle Inn',
Eaglesfield,
Dumfries &
Galloway,
DG11 3PQ**



**427 sq m
(4,596 sq ft)**

Property Details

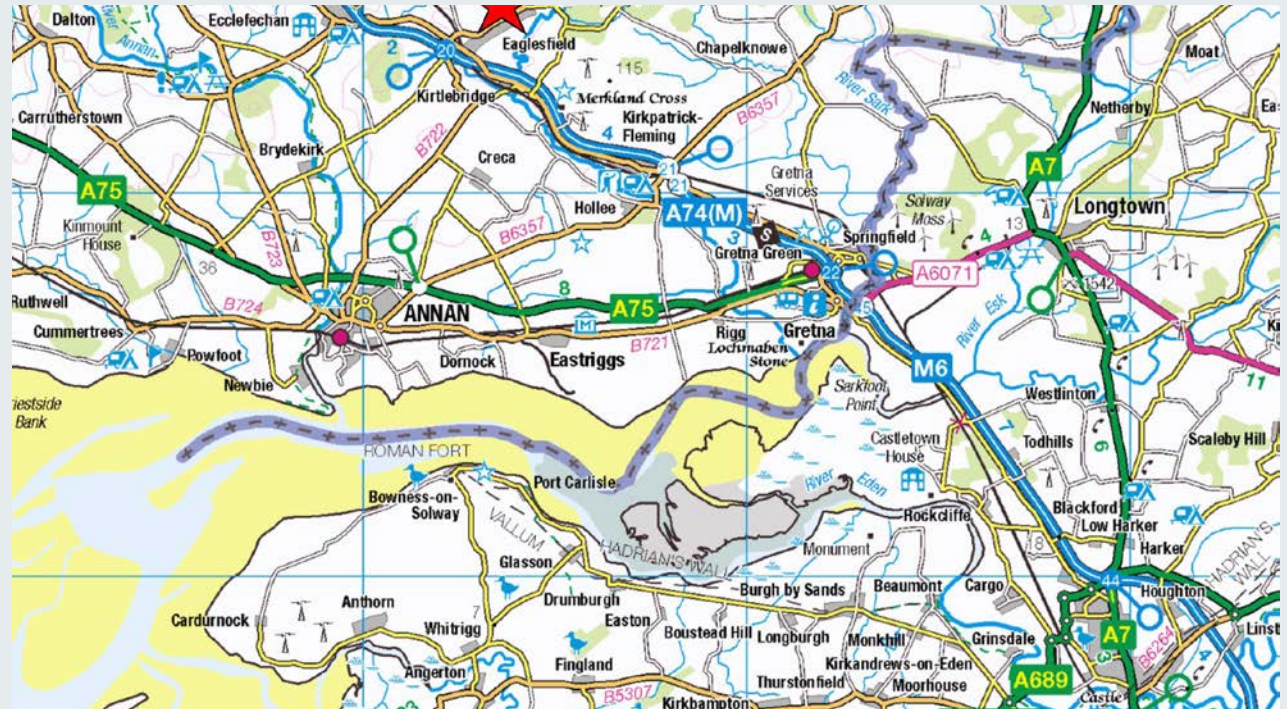
- Attractive rural village close to Lockerbie and Annan
- Nearby access on to Junction 20 of the M74
- Detached former pub/restaurant with function room
- Large three-bedroom owners' apartment
- 100% rates relief available
- Gross internal area 427 sqm (4,596 sqft)
- Site area of 0.15 hectares (0.36 acres)
- Potential for residential development
- Offers over £180,000 are invited

LOCATION

Eaglesfield is a well-positioned village in Dumfries and Galloway, offering an attractive opportunity for occupation or development in a desirable rural setting.

Located just off junction 20 of the M74 motorway, around 21 miles north of Carlisle and less than 5 miles south of Lockerbie — a town provides a range of amenities and a mainline railway station with direct services to Glasgow, Edinburgh, and Carlisle — the village benefits from excellent transport links while retaining a peaceful countryside character. The market town of Annan is located 7 miles away with additional shopping, leisure and educational facilities.

The property is located on the north side of the B722, the main road through the Eaglesfield, with fields to the rear of the property and private housing on either side.



Property Details

DESCRIPTION

‘The Kirtle Inn’ is a substantial former licensed premises with owner accommodation, in a detached two storey over basement property set with an irregular shaped site that extends to 0.15 hectares (0.36 acres), or thereby. The property has a surfaced car park, with two entry/exit points.

At ground floor level, the property contains a public bar/ restaurant, a function suite, a kitchen with stores and various toilets, with cellar storage at basement level.

The first floor is private owners accommodation with main door access off a private rear garden area, leading to a lounge with dining area, three bedrooms, a kitchen, a bathroom and a toilet. There is a single car garage attached to the property.

The property falls within the settlement boundary and has potential for residential development subject to obtaining the necessary consents. Enquires should be directed to Dumfries and Galloway Council planning department on

Indicative site and floor plans are provided.

AREAS

The main property extends to the following gross internal floor areas:

Floor	sq m	sq ft
Ground Floor (Pub)	255	2,745
Basement (Cellar	37	398
First Floor (Flat)	135	1,453
Total	427	4,596

RATING

The rateable value is £3,000 and the commercial element qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status. The apartment is under Council Tax Band C.



Property Details

PRICE

Offers over £180,000 are invited for our client's heritable interest.

EPC

EPC details available upon request.

LEGAL COSTS

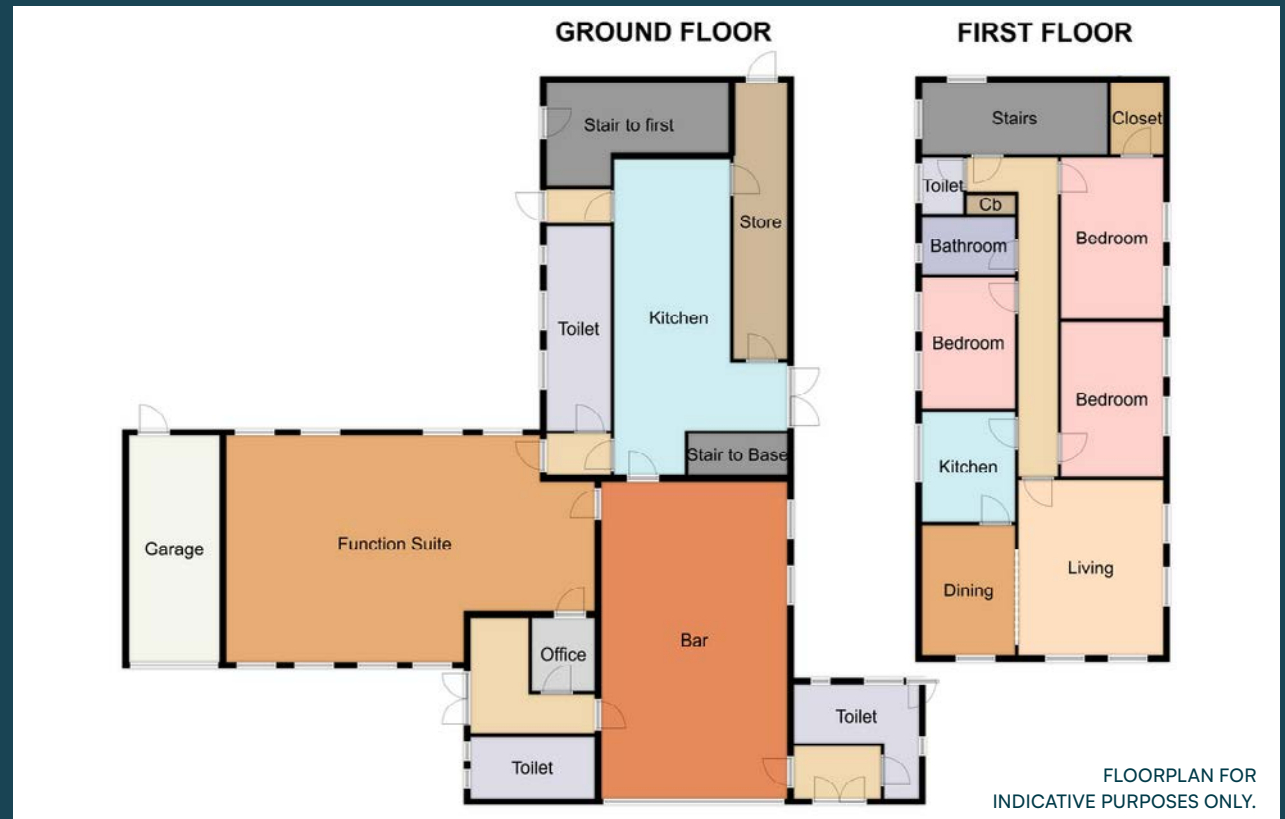
Each party to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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