



**FOR SALE**

**The Old School House, Cummertrees**

28,29,30 Cummertrees, Annan, Dumfries and Galloway, DG12 5QD

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



# The Old School House, Cummertrees

28,29,30 Cummertrees, Annan, Dumfries and Galloway, DG12 5QD

A rare opportunity to purchase a site comprising of approximately 1.33 acres, set on the outskirts of Cummertrees village. Previously forming the Old School House, the site currently consists of three properties; a semi-detached 1 bedroom Bungalow (28), terraced 1 bedroom Bungalow (29) and a three bedroom, 2 story semi-detached property (30), offered for sale as a block. Originally of Victorian construction, the properties benefit from a large wrap around garden in an accessible location.

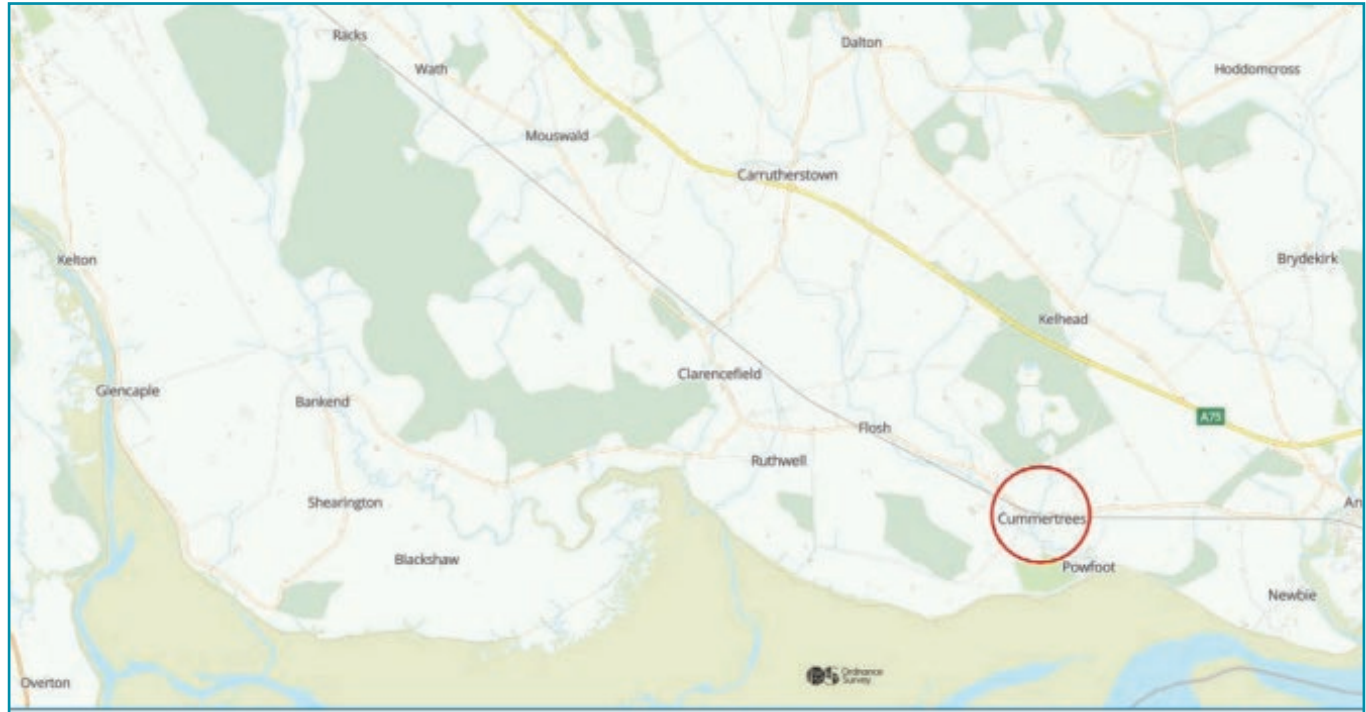
Acquisition of this site offers a range of uses and exciting development potential, including conversion into two large family homes, or multiple units (subject to the relevant planning permissions).

- Edge of village rural setting near local primary school
- Exciting development opportunity
- Excellent area for wildlife watching
- Accessible location for the South of Scotland and Cumbria
- In close proximity to the Solway Coast and River Nith Estuary

## Selling agents

Davidson & Robertson  
Rural Centre  
West Mains  
Ingliston  
Edinburgh  
EH28 8LT

Tel: 0131 449 6212  
Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)



### Situation

The property is located on the outskirts of Cummertrees village directly beside the B724; know locally as the 'low road'.

Cummertrees village has the best of both worlds; a rural agricultural location only a few miles away from Powfoot beach whilst still being easily accessed from the A75 running from Gretna to Dumfries.

The popular town of Annan hosts a range of amenities, with the larger town of Dumfries also close by.  
Annan – 4 miles  
Dumfries – 13 miles  
Lockerbie – 14 miles  
Carlisle – 23 miles

### Access

Access is via the A75 on to the B724. The property is located west of Cummertrees village.  
What3words: ///shakes.defensive.jetted

### Directions

From the A75 Westbound, take the B721 signposted for Annan. After half a mile, keep right onto the B724 and follow the road for three miles into Cummertrees village, where the property is located on the west side of the village approximately 150 meters beyond the railway bridge.

### Description

For sale as a whole the site consists of three Victorian built properties, which in their current configuration form two one bedroom bungalows and a three bedroom house. The plot extends to 1.33 acres of ground, including a substantial garden and surrounding banking leading up to the railway and extending beyond the walled boundary to the west.



28 Cummertrees

**28 Cummertrees**

The accommodation consists of:

**Hallway 3.73m x 1.21m**

Entrance door on the side of the property leads onto the hallway, fitted with electric radiator and access to the loft hatch. The hallway leads on to the remaining rooms:

**Living Room 4.50 m x 3.72m**

Spacious and bright room due to dual aspect and large, south facing traditional style double glazed windows. Chimney breast with fittings for log burner to compliment the large electric radiator.

**Bedroom 6.01m x 3.90m**

Large bedroom with double electric radiators and built in storage cupboard. South facing traditional style double glazed windows

**Second Hallway 3.05m x 1.17m**

Leading on from the hallway providing access to the kitchen and bathroom. The property's fuse box is situated behind the door.

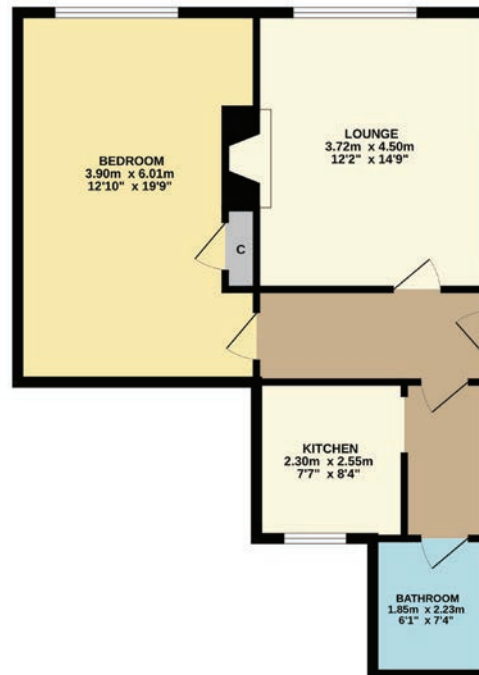
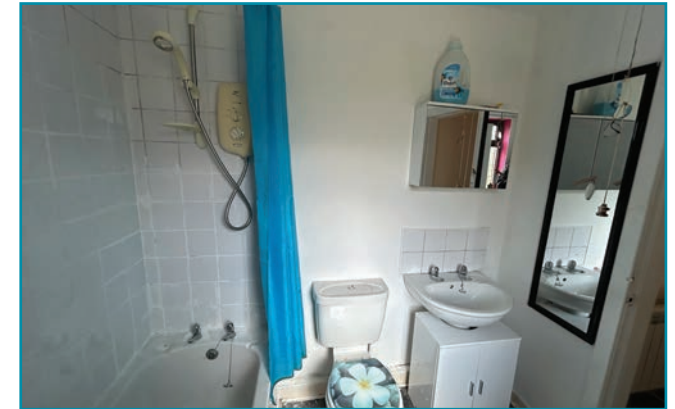
**Kitchen 2.30m x 2.55m**

L shaped fitted units with plumbing for an appliance and space for fridge freezer. Pleasant outlook onto the rear of the property through double glazed window.



**Bathroom 2.23m x 1.85m**

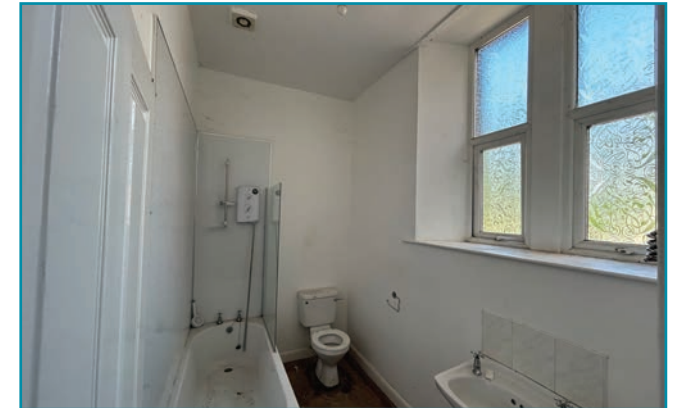
Frosted glass double glazed window for privacy and fitted radiator. Fitted units include bath with full tiled walls and electric shower, toilet and sink.







29 Cummertrees



**29 Cummertrees**

The accommodation consists of:

**Porch 1.35m x 1.24m**

Access from the front of the property houses the fuse box and leads on to:

**Hallway 6.50m x 0.80m**

Extending through the property to back door.

**Living Room 3.60m x 4.05m**

Large, south facing traditional style double glazed windows draw light into the property. The room benefits from a large electric radiator and a chimney breast with fittings for a log burning stove.

**Kitchen 4.05m x 2.32m**

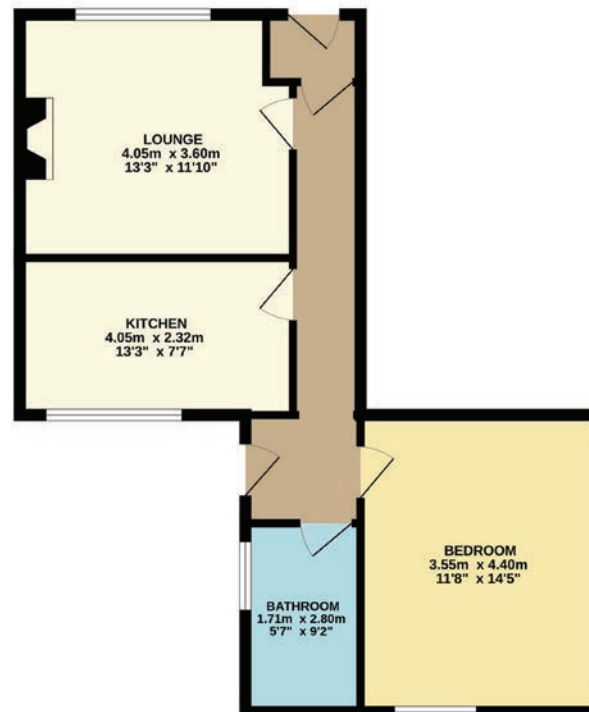
L shaped fitted units with plumbing for an appliance and space for fridge freezer. Pleasant outlook onto the rear of the property through a large, double glazed window.

**Bedroom 3.55m x 4.40m**

Double bedroom benefitting from double glazed window with electric radiator.

**Bathroom 2.80m x 1.71m**

Bath with electric shower and mermaid boarded walls, toilet and sink with tiled splash back and frosted glass double glazed window.



### 30 Cummertrees

The accommodation consists of:

#### Entrance Porch 1.50m x 1.90m

Attractive front porch with stone flooring, traditional single glazed window, oil radiator and fuse box.

#### Hallway 3.02m x 1.88m

The entrance porch leads on to a generous hallway with access to the stairwell, understairs cupboard and leading to the ground floor rooms.

#### Reception Room One 4.28m x 4.00m

Large room with double glazed dual aspect windows, two radiators and chimney breast with fittings for log burner.

#### Reception Room Two 3.90m x 3.50m

Second sitting room benefitting from a chimney breast with fittings for log burner, radiator and single glazed window. Built in cupboard provided access to water stopcock.

#### Kitchen 3.90m x 2.40m

Currently configured as U shaped fitted units with plumbing for appliances and radiator. Double glazed window with outlook to the rear of the property.

#### Rear Hallway 1.00m x 2.79m

The kitchen leads on to the rear hallway, which in its current configuration is split in to three rooms:

#### Downstairs W.C. 1.48m x 0.85m

Frosted single glazed window in wooden frame for privacy, toilet standalone sink unit.

#### Boiler room 1.71m x 1.90m

Housing oil boiler, with small single glazed window in wooden frame.

#### Clock Room 1.41m x 2.36m

Lowered ceiling with 2 traditional style narrow single glazed windows in wooden frame.

#### Stairwell

The property benefits from a spacious corner stairwell, with a large double glazed window providing ample natural light.

#### Upstairs Landing 2.10m x 1.90m

Generous upstairs landing with access to the loft hatch leading on to:

#### Bedroom One 3.00m x 3.30m

Good sized bedroom with outlook onto the rear of the property, benefitting from a double glazed window, oil radiator, built in wardrobe and slightly coombed ceiling.

#### Bedroom Two 2.80m x 3.14m

Outlook onto the front of the property with traditional style single glazed windows and slightly coombed ceiling. This room houses the water heater in a built in cupboard (0.70m x 1.40m) and also benefits from a built in storage cupboard (0.70m x 1.20m).

#### Bathroom 3.00m x 1.80m

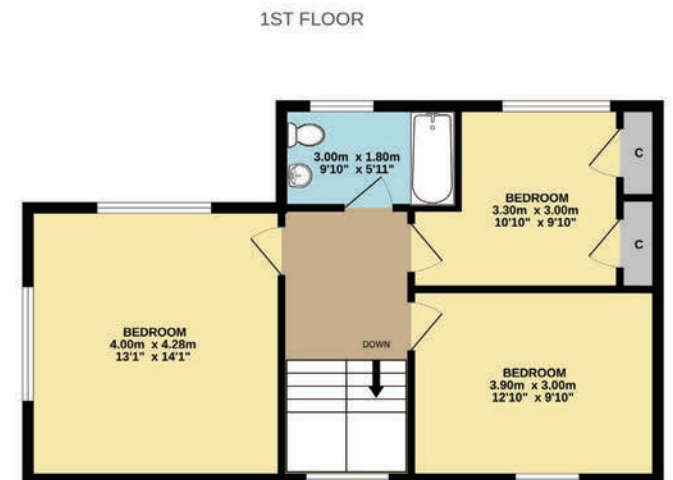
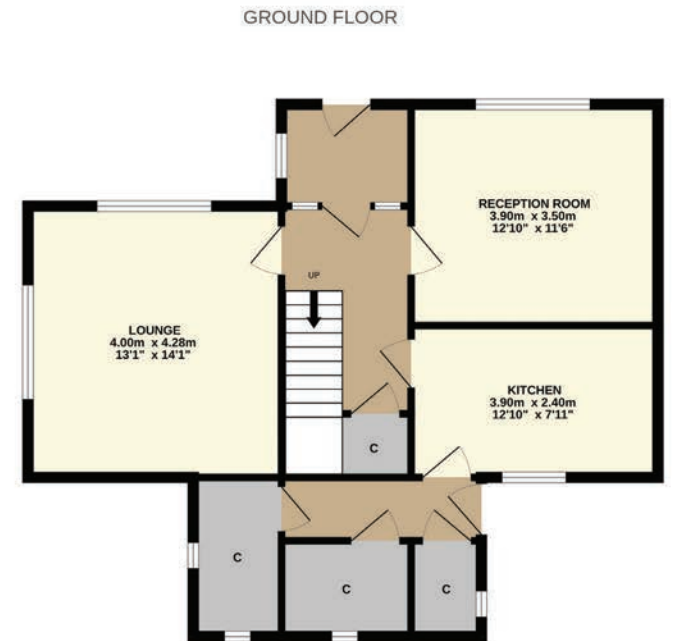
Family bathroom with bath and integrated mains shower, toilet, sink and radiator. Frosted single glazed window for privacy and slightly coombed ceilings.

#### Bedroom Three 4.28m x 4.00m

Large principal bedroom with dual aspect double glazed windows. Second loft hatch access point and large radiator.









### Services

All properties benefit from mains electric and water supply.

28 and 29 currently operate on an electric heating system with a shared septic tank (buyer will accept the burden of ensuring the system is compliant). 28 and 29 Cummertrees benefit from fully double glazed windows.

30 benefits from oil central heating and oil boiler, with drainage via a separate septic tank (buyer will accept the burden of ensuring the system is compliant). 30 Cummertrees has partial double glazing.

### Council Tax

28 Cummertrees – Band A  
29 Cummertrees – Band A  
30 Cummertrees – Band D

### Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

### Energy Performance Certificate Rating

The EPC rating has been assessed to be:

28 Cummertrees – Band F (23)  
29 Cummertrees – Band D (55)  
30 Cummertrees – Band F (33)

Full copies of the EPC information and copies of the reports please contact the Selling Agent.

### Local Authority

Dumfries and Galloway Council

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been checked and computed by the selling agents however the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof. For the avoidance of doubt any areas stated should be classed as indicative and the Purchase should carry out their own due diligence.

### Solicitor

Frazer Coogans  
Dalblair House,  
46 Dalblair Road,  
Ayr,  
KA7 1UQ

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 / 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

When viewing potential purchasers shall hold a copy of these sale particulars and notify the Selling Agents prior to viewing. For your own personal safety, please be aware of any potential hazards when viewing.

Photographs taken September 2024  
Particulars prepared October 2024

### Date of Entry

By mutual agreement.

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents. It is understood that VAT will not be charged on the Property.

### Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties. Please note we have not been able to test services or make any judgement on their current condition. Prospective purchasers should make their own enquiries. It is the responsibility of prospective purchasers to ensure that a compliant septic tank system is in place at their own cost as per legislation. Prospective purchasers should make their own investigations into any planning matters and building consents and seek relevant professional advice.

### Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

### Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.









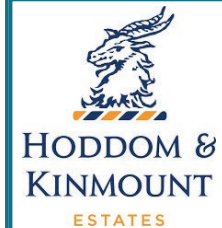
Indicative Sale Plan - 28,29,30  
Cummertrees

Total Acreage 1.33  
Scale 1:500



- Boundary
- 28
- 29
- 30

© OS reproduced under  
licence with Crown copyright  
and database rights (2022)  
(100004881)





### Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

### Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.







**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

**PARTICULARS AND MISREPRESENTATION** – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

f DRRural    davidson-robertson    @Davidson\_and\_robertson

[www.drrural.co.uk](http://www.drrural.co.uk)