

MOFFAT ACADEMY PHASE 2

IMAGE SHOWS PHASE 2 ONCE CONSTRUCTED



ACADEMY ROAD, MOFFAT, DUMFRIES AND GALLOWAY, DG10 9DA

MOFFAT

Moffat is a vibrant, rural town with many local amenities including independent high street shops, supermarket, butcher, baker, delicatessen, cafes and restaurants. Moffat Academy is a combined nursery, primary and secondary school. In terms of recreation, there is a theatre, art galleries, museum, tennis courts, rugby club, cricket pitch, bowling green and an 18-hole golf course. Moffat hosts events throughout the year including the annual Moffat Gala and the South of Scotland Tennis Tournament. There is a more comprehensive range of shops and services in Dumfries and Carlisle, while Edinburgh and Glasgow are easily accessible both by car and public transport.

The development is well positioned for access to the M74 motorway, which offers

easy access to Glasgow and the south, while the A701 from Moffat to Edinburgh is one of Scotland's most scenic routes. There are train stations at Lockerbie and Carlisle with services to Edinburgh, Glasgow and London. The international airports at Edinburgh and Glasgow offer a range of flights to the UK, European and international destinations.

Dumfriesshire is a region of contrasting landscapes ranging from the high tops of the southern upland hills with beautiful forestry parks to the sandy coastline of the Solway Firth. The Southern Upland Way, coast to coast long distance footpath passes by the nearby village of Beattock as does the Annandale Way, linking Moffat to Annan. There are many golf courses in the area to suit players of all levels of ability. For those keen on

sailing or boating, there are extensive water sports facilities throughout the area, both inland and by the coast. The rivers in the area, including the Cairn, Nith and Annan, provide excellent fishing for salmon and sea-trout fishing; the county is particularly renowned for the quality of its field sports. The area has many scenic attractions including The Grey Mare's Tail Waterfall, Loch Skeen and the Devil's Beef Tub.



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THE AREA HAS MANY SCENIC ATTRACTIONS INCLUDING THE GREY MARE'S TAIL WATERFALL, LOCH SKEEN AND THE DEVIL'S BEEF TUB



MOFFAT ACADEMY

HISTORY & BRIEF OVERVIEW OF 'MOFFAT ACADEMY'

The Academy has a long history! The name "Moffat Academy" dates from 1834 when the local Parish school was amalgamated with the Grammar school, founded in 1639 by a Dr Johnstone. This Grammar school had been housed until 1772 in a building which, according to tradition, stood in the middle of the High Street, but from 1772 until 1834 it was housed in the upper floor of the Courthouse building at the corner of Well Street (the building with the clock). The Parish school was housed in School Lane.

The Academy has occupied the previous site since 1834. In 1873 it was taken over

by the School Board. In 1932, the previous building was erected and there have been several extensions since. The Academy was upgraded to full sixth-year status in 1988, and the first School Board of modern times was elected in 1990.

The new Academy began construction in 2007 and was officially opened in early 2010.

The original building occupies a prominent position on the main road through Moffat near the entrance of the town. Its situation and use of a combination of stone that is traditional in Moffat make it a local landmark and the

conversion has already had a positive and important impact on the local streetscape. The original entrances to the school were on the side elevations: there would have been separate entrances for Boys and Girls. John R Hill was the County Architect for Dumfriesshire in the 1930s. He also built the rather more distinguished 1936 Art Deco addition to Dumfries Academy. The present building stands on the site of an earlier single storey school, of which the boundary wall and gate piers are the last surviving remnant.



IMAGE IS OF ORIGINAL MOFFAT ACADEMY WHICH IS BEING RETAINED & DEVELOPED BY CURRENT OWNER

PHASE 2-SUITE C

DESCRIPTION

A residential development site for the erection of 15 newly constructed apartments – positioned to the rear of the original Academy.

PLANNING

Planning permission was granted on the 7th February 2018 (16/1514/FUL) for the erection of 15 residential one-bedroom units within phase 2 - It is assumed that the plots have no onerous burdens or restrictive servitudes within the title. The original Academy (26 Apartments) is being retained and developed by the current owner.

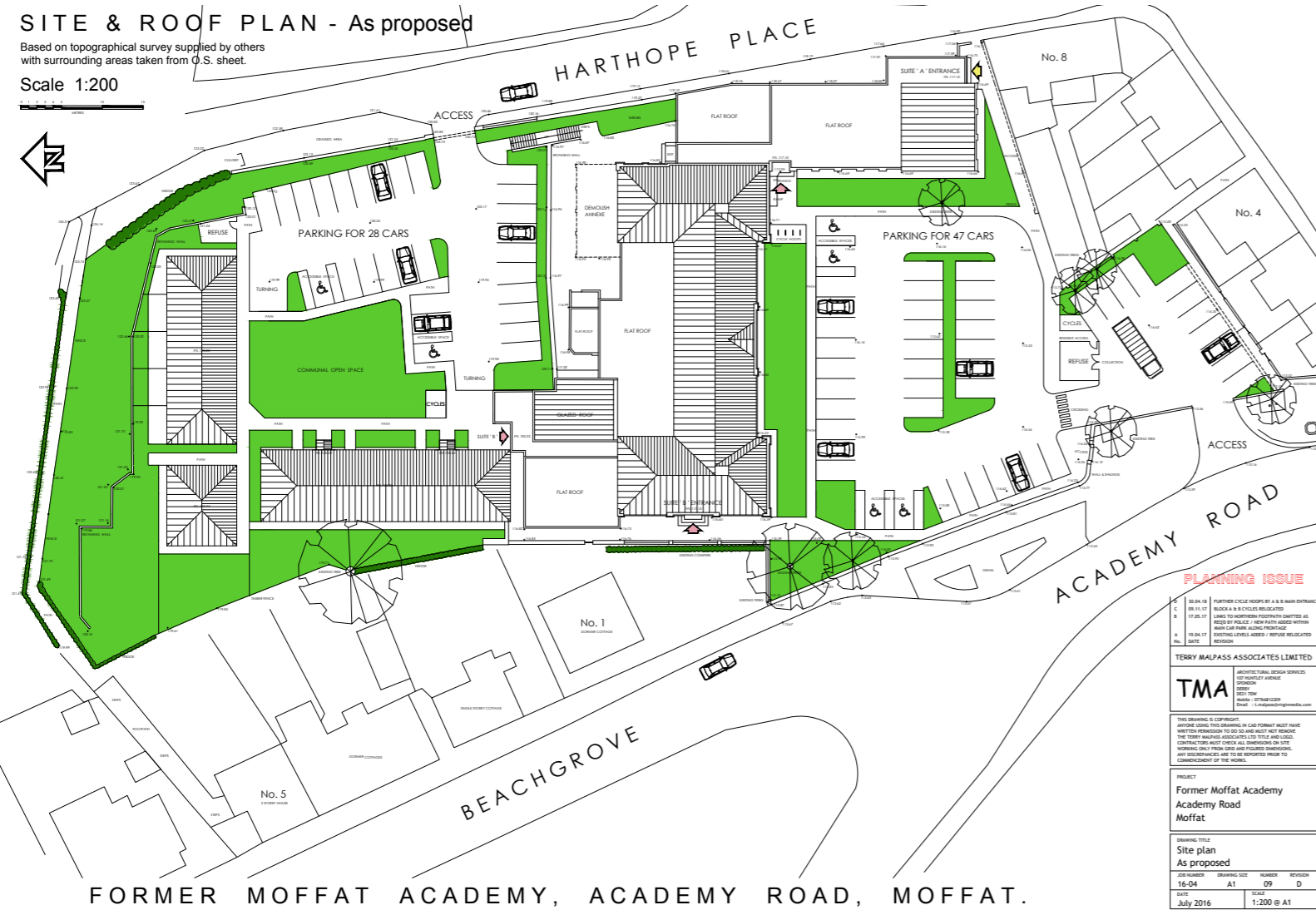


PHASE 2-SUITE C

SITE & ROOF PLAN - As proposed

Based on topographical survey supplied by others with surrounding areas taken from O.S. sheet.

Scale 1:200



PLANNING ISSUE

NO. 14
ON 11.17
C10 = 66sqm
C9 = 66sqm
C8 = 66sqm
C7 = 66sqm
C6 = 66sqm
C5 = 66sqm

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PROJECT
Former Moffat Academy
Academy Road
Moffat

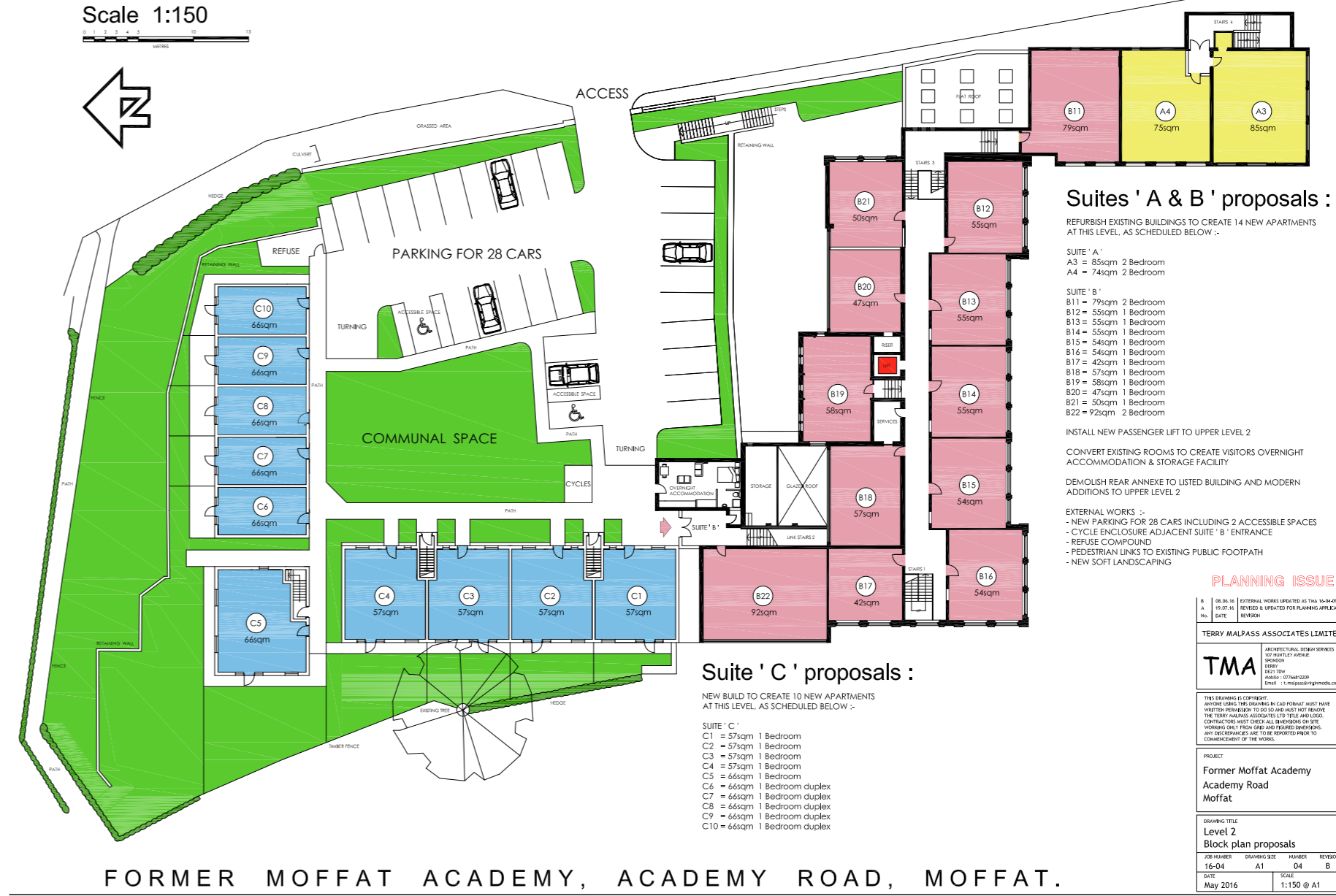
Drawing Title
Site plan
As proposed

REV. NUMBER	DATE	DESCRIPTION	BY	CHKD
16-04	A1	09	D	

DATE: May 2016 SCALE: 1:200 @ A1

LEVEL 2 - As proposed block plan

Scale 1:150



Suites 'A' & 'B' proposals :

REFURBISH EXISTING BUILDINGS TO CREATE 14 NEW APARTMENTS AT THIS LEVEL AS SCHEDULED BELOW :-

SUITE 'A'
A3 = 85sqm 2 Bedroom
A4 = 74sqm 2 Bedroom

SUITE 'B'
B11 = 79sqm 2 Bedroom
B12 = 55sqm 1 Bedroom
B13 = 55sqm 1 Bedroom
B14 = 55sqm 1 Bedroom
B15 = 54sqm 1 Bedroom
B16 = 54sqm 1 Bedroom
B17 = 42sqm 1 Bedroom
B18 = 57sqm 1 Bedroom
B19 = 58sqm 1 Bedroom
B20 = 47sqm 1 Bedroom
B21 = 50sqm 1 Bedroom
B22 = 92sqm 2 Bedroom

INSTALL NEW PASSENGER LIFT TO UPPER LEVEL 2
CONVERT EXISTING ROOMS TO CREATE VISITORS OVERNIGHT ACCOMMODATION & STORAGE FACILITY

DEMOLISH REAR ANNEXE TO LISTED BUILDING AND MODERN ADDITIONS TO UPPER LEVEL 2

EXTERNAL WORKS :-
- NEW PARKING FOR 28 CARS INCLUDING 2 ACCESSIBLE SPACES
- CYCLE ENCLOSURE ADJACENT SUITE 'B' ENTRANCE
- REFUSE COMPOUND
- PEDESTRIAN LINKS TO EXISTING PUBLIC FOOTPATH
- NEW SOFT LANDSCAPING

PLANNING ISSUE

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16-04	A1	09

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Drawing Title
Level 2
Block plan proposals

REV. NUMBER	DATE	DESCRIPTION	BY	CHKD
16-04	A1	04	B	

DATE: May 2016 SCALE: 1:150 @ A1

Suite 'C' proposals :

NEW BUILD TO CREATE 10 NEW APARTMENTS AT THIS LEVEL, AS SCHEDULED BELOW :-

SUITE 'C'
C1 = 57sqm 1 Bedroom
C2 = 57sqm 1 Bedroom
C3 = 57sqm 1 Bedroom
C4 = 57sqm 1 Bedroom
C5 = 66sqm 1 Bedroom
C6 = 66sqm 1 Bedroom duplex
C7 = 66sqm 1 Bedroom duplex
C8 = 66sqm 1 Bedroom duplex
C9 = 66sqm 1 Bedroom duplex
C10 = 66sqm 1 Bedroom duplex

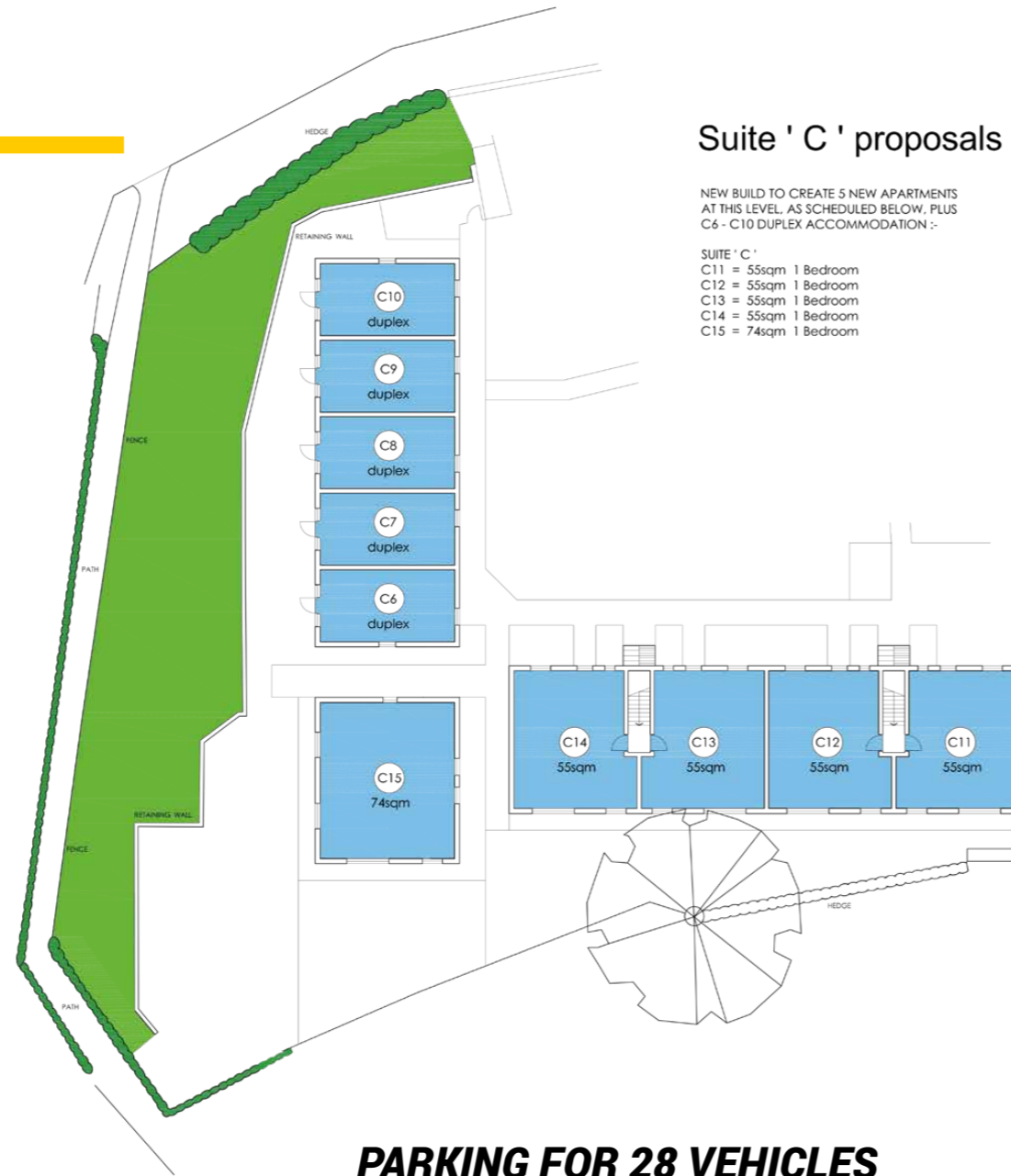
FORMER MOFFAT ACADEMY, ACADEMY ROAD, MOFFAT.

PHASE 2-SUITE C

GROSS FLOOR AREAS ARE AS FOLLOWS:

Suite C

C01	57 Sq M
C02	57 Sq M
C03	57 Sq M
C04	57 Sq M
C05	66 Sq M
C06	66 Sq M - Duplex
C07	66 Sq M - Duplex
C08	66 Sq M - Duplex
C09	66 Sq M - Duplex
C10	66 Sq M - Duplex
C11	55 Sq M
C12	55 Sq M
C13	55 Sq M
C14	55 Sq M
C15	74 Sq M



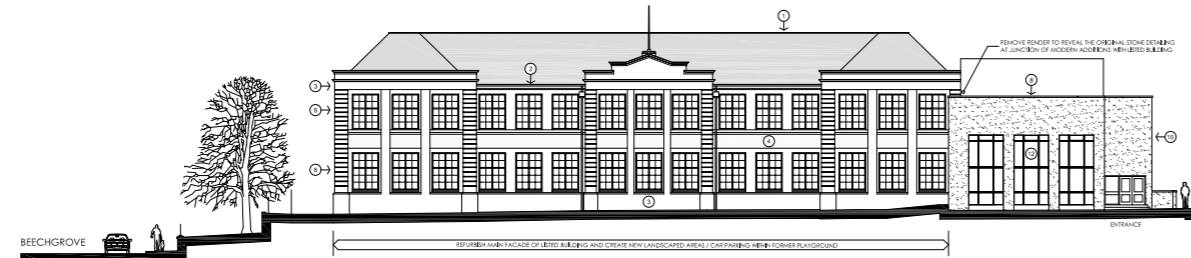
PHASE 2-SUITE C

RESIDENTIAL SALES VALUE

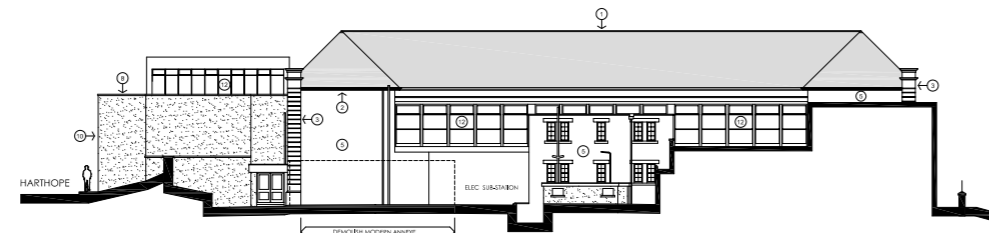
Due to the excellent and exclusive location, we feel demand will be high for these units once constructed. We have carried out our own market research and spoken to a local chartered surveyor and would suggest the following re-sale valuations.

C01 - C05	£150,000 x 5 = £750,000
C06 - C10	£160,000 x 5 = £800,000
C11 - C14	£150,000 x 4 = £600,000
C15 -	£160,000 x 1 = £160,000

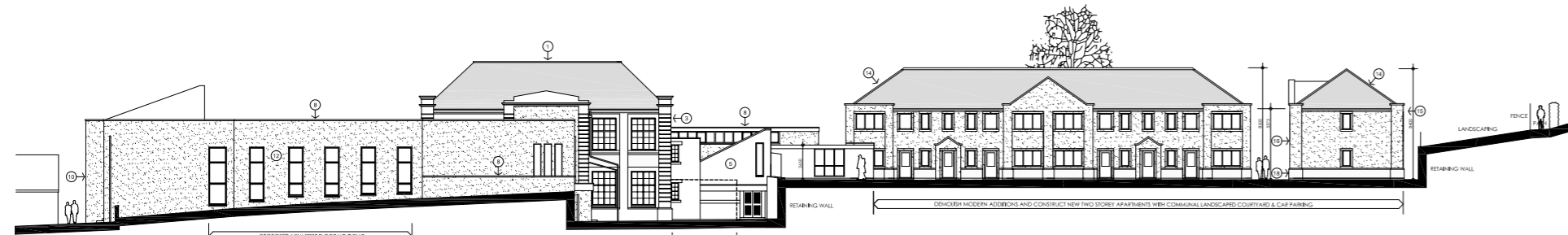
Potential GDV: £2,310,000



SOUTH - facing playground



NORTH - facing courtyard



EAST - facing Harthope Place

PHASE 2-SUITE C

SERVICES

We believe that water is currently available on the site and all other main services are located in the vicinity of the site. Phase one is currently under construction, which has access to services. However, prospective purchasers should make their own enquiries with the appropriate service providers.

INFORMATION PACK

Further information, which includes supporting surveys, planning drawings and decision notice is available upon request.

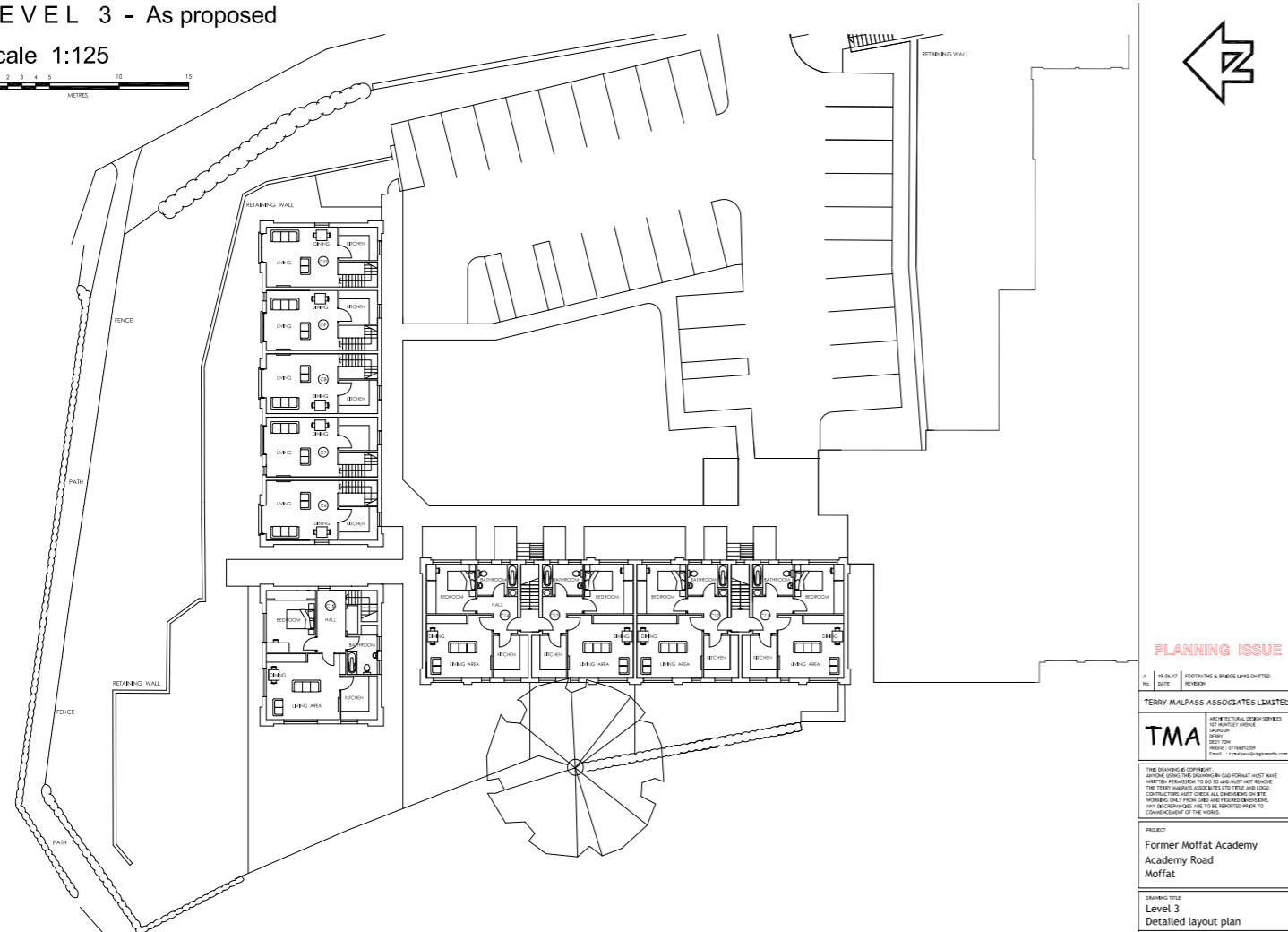


WEST - facing Beechgrove / Academy Road

PHASE 2-SUITE C

LEVEL 3 - As proposed

Scale 1:125



FORMER MOFFAT ACADEMY, ACADEMY ROAD, MOFFAT.

PLANNING ISSUE

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TERRY MALPASS ASSOCIATES LIMITED

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ARCHITECTURAL DESIGN SERVICES
OF ARCHITECTURE
16-04 A1 12 A

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PROJECT:
Former Moffat Academy
Academy Road
Moffat

DRAWING TITLE:
Level 3
Detailed layout plan

DATE	SCALE	REVISION
16-04	A1	12 A
July 2016	1:125@ A1	

LEVEL 2 - As proposed

Scale 1:125



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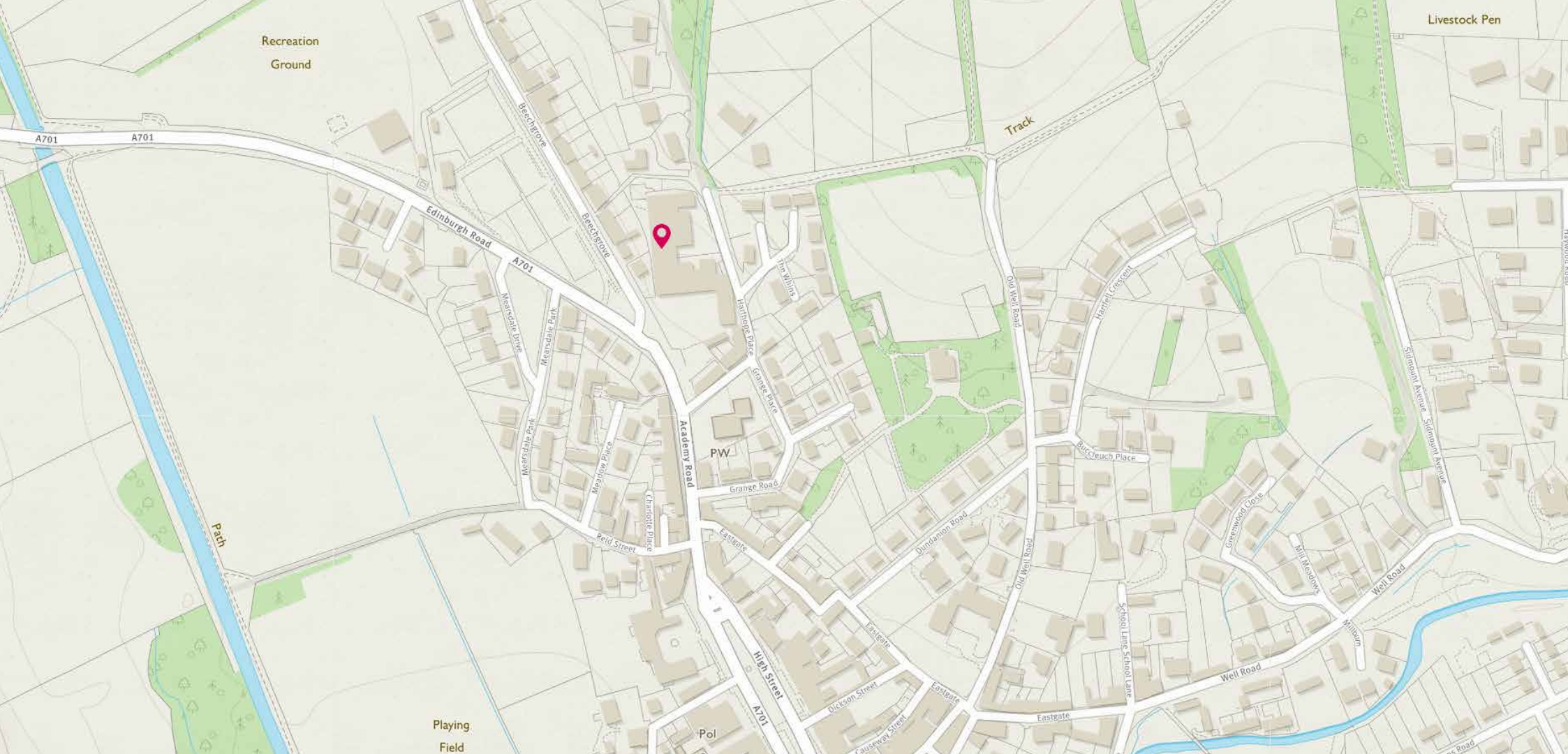
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