

gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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RESIDENTIAL DEVELOPMENT LAND, GILBRAE ROAD, DUMFRIES



- 1.25 hectare (3.1 acre) residential development site on Gilbrae Road, Georgetown, Dumfries

OFFERS OVER £330,000 ARE INVITED



Regulated by RICS

OTHER OFFICES AT ANNAN, CASTLE DOUGLAS AND NEWTON STEWART



DESCRIPTION

The land lies on Gilbrae Road on the northern side of the established residential area of Georgetown. The site is within easy reach of all local facilities within Dumfries including primary and secondary schools, shopping and leisure facilities.

There are open outlooks to the north over the adjoining playing fields and the site has tremendous potential to form the basis for an attractive development.

PLANNING

The Local Plan for Dumfries zones the site as being suitable for residential development with emphasis also placed on use for supported / sheltered housing. If prospective purchasers require additional planning guidance they should contact the Area Planning Manager, Dumfries & Galloway Council, 01387 260 199.

SERVICES

The site is not currently serviced, however, it is understood that mains services are all close to hand, subject to availability of connection by the relevant Statutory Undertakers.

VIEWING

The site may be viewed at any time during normal daylight hours whilst in possession of a set of the sales details.

WAYLEAVES & SERVITUDES

A Scottish Power pylon line crosses the site and there is servitude right of access for a footpath along the western boundary and also part of the southern boundary.

CLOSING DATE

Interested parties are advised to note their interest with G M Thomson & Co so that they may be advised if a closing date is set. It should be noted that the seller is not bound to set a closing date, neither is the seller bound to accept the highest or any offer.

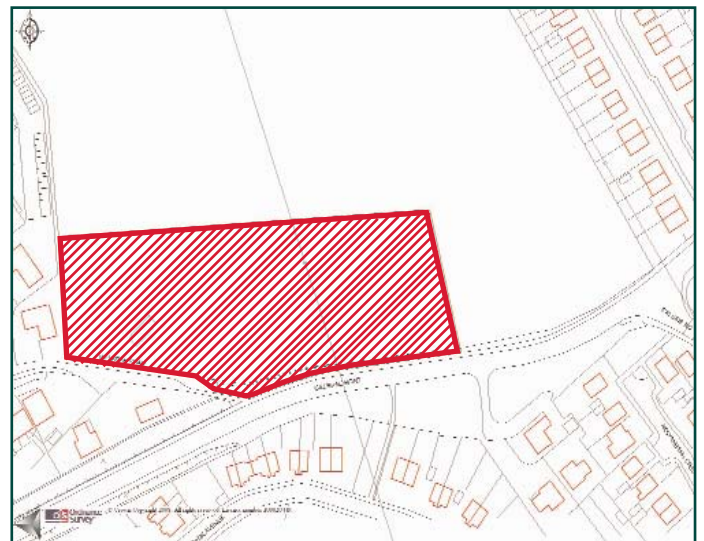
OFFERS

Offers must be submitted in formal Scottish Legal Form to the sole selling agents,

G M Thomson & Co, 35 Buccleuch Street, Dumfries DG1 2AB

PARTICULARS

These particulars were prepared on 10 March 2008. They have been carefully compiled and are believed to be correct, however, any error or omission shall not annul the sale nor in any event give grounds for action at law.



MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property 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. No person in the employment of Messrs. G.M. Thomson & Co. has any authority to make or give any representations or warranty whatever in relation to these properties.
4. 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.
5. Neither these particulars nor any communications by Messrs. G.M. Thomson and Co on behalf of the sellers 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.