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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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BUILDING PLOT, CLACHANMORE COTTAGE, ARDWELL, STRANRAER



Superbly situated building plot with Outline Planning.

- Stunning Rural Location
- Water and Electricity in close proximity.
- Access direct off public road.

OFFERS OVER £75,000



Regulated by RICS

OTHER OFFICES AT DUMFRIES, CASTLE DOUGLAS AND ANNAN



GENERAL

The Rhins peninsula of Wigtownshire is renowned for its mild climate, rugged coastal scenery and rolling farmland. Approximately 10 miles to the south of Stranraer the Ardwell Estate extends from Sandhead



to Ardwell village and the plot at Clachanmore Cottage is owned by the Estate. Local amenities are available in Sandhead where there is a primary school, village shop, pub / hotel and church. Main services are available at Stranraer where there is secondary schooling and a full range of shops and health care. There are also regular sailings to Ireland from Stranraer and Cairnryan and the town is also a rail terminal.

THE PROPERTY

The plot extends to 0.30 acres and measures approximately 35m by 35m. At one time there was a cottage on the site but this was demolished many years ago.

PLANNING PERMISSION

Outline Planning Consent for the erection of a single dwelling house was granted on the 3rd January 2008 – Ref. 07/P/1/0199. Copies of the consent are available if required.

SERVICES

Mains water and electricity are both within easy connection distance of the property. Purchasers will however have to satisfy themselves as to the suitability of connections offered by the service providers. Drainage will be to a septic tank and a deed of servitude will be provided by the vendors for the installation of a septic tank tail drain. Percolation tests have been taken as part of the planning process.

FENCING

As yet the plot is unfenced but is marked by pegs. It will be the responsibility of the purchaser to erect a stock proof fence surrounding the property within 3 months of the date of entry at the sole expense of the purchaser and thereafter the maintenance of this fence will be entirely the responsibility of the purchaser.

ACCESS

Access into the plot is available directly off the public road which will be exclusive to the purchaser.

VIEWING

Viewing may be carried out at any reasonable time during daylight hours.

ENTRY

Early entry is available by arrangement.

ASKING PRICE

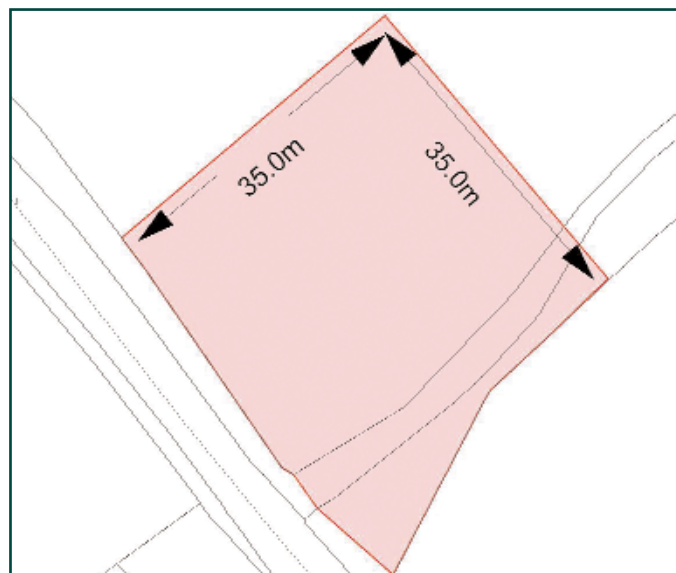
Offers over £75,000 and should be submitted in Scottish legal form to the sole selling agents.

CLOSING DATE

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

PARTICULARS

These particulars were prepared on the 11th June 2008 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximate only.



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