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G M Thomson & Co

CKD Galbraith

BUILDING PLOTS BARNKIN OF CRAIGS FARM, DUMFRIES, DG1 4QR



Two superbly located building plots situated in a rural location with views over Lower Nithsdale each with full planning consent for the construction of a detached 4 bedroom house. Each site extends to approximately 720m². The plots are well situated for access into Dumfries.

**OFFERS OVER £95,000 PER PLOT OR
OFFERS OVER £190,000 FOR THE WHOLE**

JOINT SELLING

gmt&co

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CKD Galbraith

CKD GALBRAITH

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SITUATION

Barnkin of Craigs is situated about 2 miles south of Dumfries with easy access to the Crichton University Campus, Dumfries and Galloway College and Dumfries Royal Infirmary. Dumfries offers a wide range of primary and secondary education, leisure and shopping facilities.

Dumfries and Galloway offers many countryside pursuits including mountain biking on the recently formed 7 Stanes network, golf, riding, fishing on rivers, lochs and the sea, and game shooting.

DIRECTIONS

From Dumfries follow the signs for Dumfries & Galloway Royal Infirmary and signposted to Bankend and Caerlaverock. Follow the road out of Dumfries past the Crichton University Campus and after about 1 1/2 miles take the minor public road on the left hand side signposted Barnkin of Craigs and follow this road to the T Junction. At the T junction carry straight over on to the private track which leads to the two plots.

DESCRIPTION

Full planning consent (ref No: 06/P/30302) was granted on 20th September 2006 for demolition of two cottages, which has been undertaken by the Seller, and the erection of two detached dwelling houses with parking and private drainage. A copy of the planning consent is available for viewing at the offices of the joint selling agents.

SERVICES

Mains electricity was previously located to the site, but purchasers will need to make their own enquiries of Power Systems for a new supply. Mains water is located close to the two plots, and purchasers will have to arrange for a connection with Scottish Water. Septic tank drainage is separately incorporated for each plot within the garden ground at the rear of the proposed house.

SERVITUDES

The Seller will grant the necessary servitude rights to enable mains electricity, water and telephone lines to be brought to the houses, they will also grant the necessary rights for the outflow of septic tanks to infiltration beds located outwith the plots and their future maintenance, subject to the Purchasers re-instating the land thereafter.

ACCESS

The Purchaser (s) will be granted a right of access over the private farm track which leads to the plot (s) with maintenance to be shared according to user thereafter. The Seller has formed the required vehicle access and visibility areas where the private track joins the public carriageway.

BOUNDARY FENCING

The purchaser (s) will be responsible within 3 months of acquisition to construct a stockproof fence surrounding the property which will then be maintained by the purchaser (s) at their own expense for all time.

VIEWING

Please contact the Joint Selling Agents to arrange an appointment to view.

ENTRY

Early entry is available

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 either of the joint 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 and do not bind themselves to accept the highest or any offer.

PARTICULARS

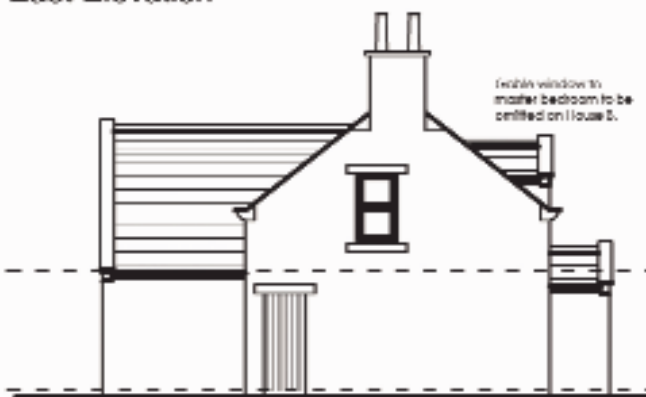
These particulars were updated on 30th July 2009 and have been carefully compiled and are believed to be correct. Any error or omission shall not annul the sale nor in any event give grounds for action at law.



East Elevation



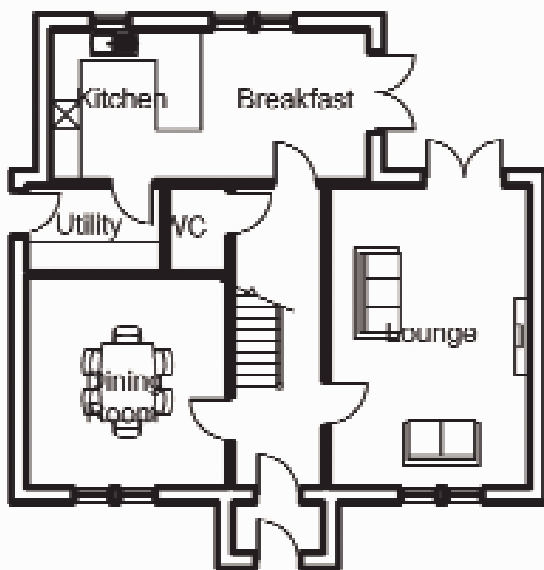
West Elevation



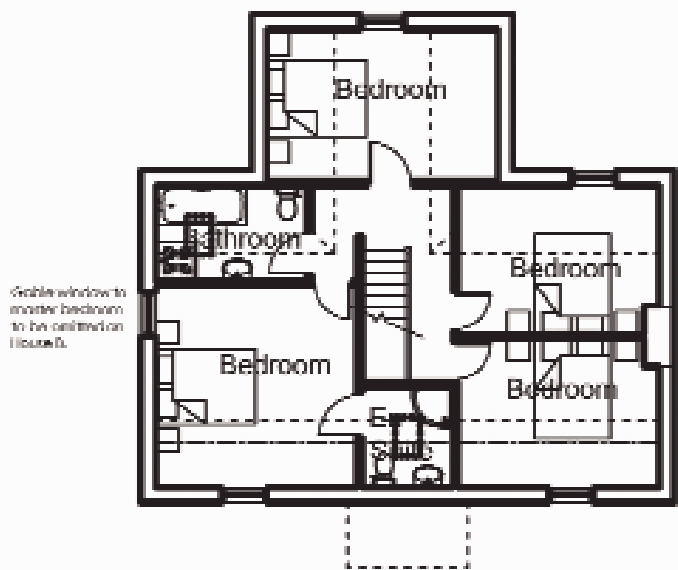
North Elevation



South Elevation



Ground Floor Plan



First Floor Plan

