

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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## HOUSE PLOT, OLD KELLOSIDE, KELLOHOLM



Large plot with outline planning permission for a detached new build 1<sup>1/2</sup> storey dwelling house with garage situated with a rural outlook. The site extends to about 0.79 Hectares (1.94 Acres).

### OFFERS OVER £72,000 ARE INVITED



Regulated by RICS

OTHER OFFICES AT ANNAN, CASTLE DOUGLAS AND NEWTON STEWART





## DESCRIPTION

The plot is on the edge of the town with a quiet and private location with open outlooks to the adjoining countryside and southern upland hills. The plot is within easy reach of local facilities including a primary school; Ayr and Dumfries are both within easy reach.

The plot has outline planning permission for a new build 1 and a 1/2 storey dwelling house and garage together with the installation of septic tank and soakaway.

## SERVICES

The site is not currently serviced, however, it is understood that all mains services are 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.

## CLOSING DATE

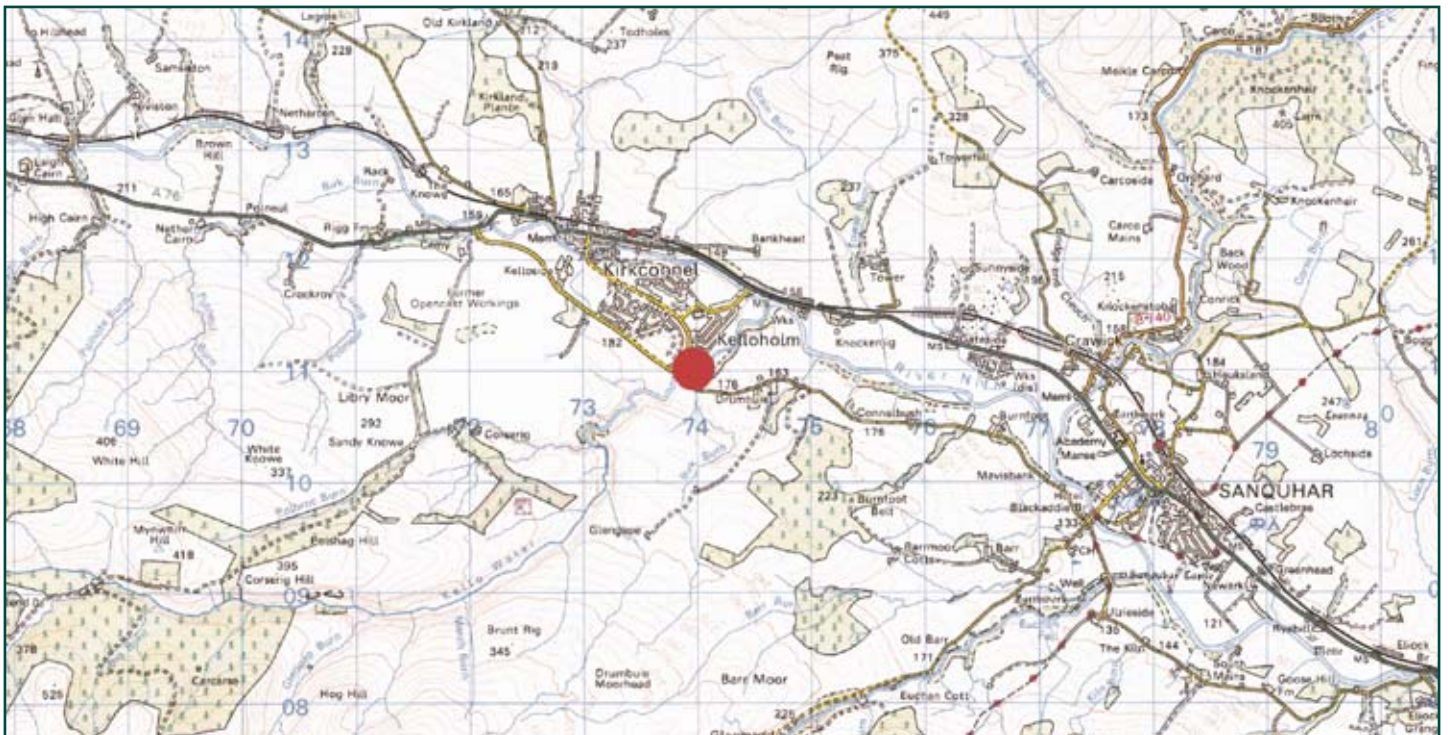
Interested parties are advised to note their interest with G M Thomson & Co so that they may be advised if a closing date is set. It should be noted that the seller is not bound to set a closing date, neither is the seller bound to accept the highest or any offer.

## 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 10th July 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:

- 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.
- 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.
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