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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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TWO RESIDENTIAL DEVELOPMENT SITES POWFOOT, DUMFRIESSHIRE



An opportunity to purchase an area of ground extending to 0.326 hectares (0.804 acres) or thereby with Outline Planning Consent for the erection of two detached dwellinghouses with garages.

Offered individually or as a whole, the generously proportioned sites are situated in an attractive location on the northern periphery of the picturesque coastal village of Powfoot.

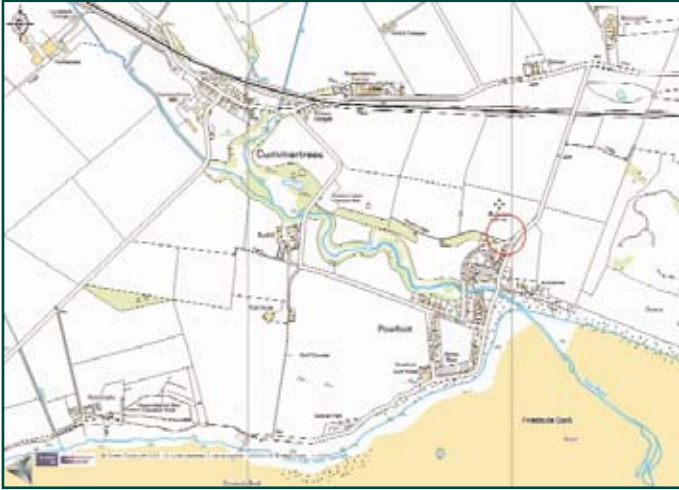
OFFERS OVER £85,000 PER PLOT ARE INVITED



Regulated by RICS

OTHER OFFICES AT DUMFRIES, CASTLE DOUGLAS AND NEWTON STEWART





GENERAL

Powfoot is a popular coastal village situated on the Dumfriesshire coast overlooking the Solway Estuary and with views to the Lake District and Cumberland Fells beyond. The area is particularly popular for its coastal walks, whilst the highly regarded 18 hole Powfoot Golf Course lies nearby. A good range of shops, schools and other amenities are available within the nearby town of Annan (4 miles), whilst local road communications provide easy access to larger population centres. The English Border and M74/M6 corridor lie approximately 12 miles to the east.

THE PROPERTY

The plots extend to 0.326 hectares (0.804 acres) or thereby, providing generously proportioned sites for two individual dwellings. The boundaries and extent of the property are outlined in red on the attached site plan.

PLANNING

Outline Planning Consent reference 07/P/40467 was granted On 20.05.08 for the development of two detached dwellinghouses, each with detached garage. Copies of the consent are available to seriously interested parties.

DIRECTIONS

From Dumfries at the southern end of the bypass take the A75 signed to Annan and Carlisle. After approximately 2 miles turn right on the dual carriageway signed to Clarencefield. After about 10 miles go through the village of

Cummertrees, pass the primary school on the left and then take the first road to the right signposted Powfoot. The plots are situated about 400 yards over the railway bridge on the right.

From Annan take the B724 just west of the town towards Cummertrees. After about 2 miles turn left to Powfoot just before the primary school. The plots are situated about 400 yards over the railway bridge on the right.

LOCATION PLAN

SERVICES

Mains water, electricity and drainage are available.

ASKING PRICE

Offers in excess of £85,000 per plot are invited and should be submitted in Scottish Legal Terms 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 vendor reserves the right to sell the property without the setting of a Closing Date.

PARTICULARS

These particulars 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 and for guidance only.

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.
- 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.
- 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.
- 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.