

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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## HOUSE PLOT, GAIR, EAGLESFIELD



Attractive plot with outline planning consent for one dwelling in the hamlet of Gair, Eaglesfield.

Plot extending to 662m<sup>2</sup>

Rural Outlooks

Mains water and Electricity close to site

**Guide price of £77,000**



Regulated by RICS

OTHER OFFICES AT CASTLE DOUGLAS AND NEWTON STEWART



## DESCRIPTION

The plot enjoys rural outlooks over the adjoining fields and woodlands. The hamlet of Gair is a collection of 7 houses and is within easy reach of Carlisle (19miles), Annan (7miles) and Lockerbie (10 miles). Local facilities including a Primary school, Hotel and Post Office are available in Eaglesfield.

Outline planning consent has been granted for one dwelling and a copy of the consent may be inspected at the Dumfries office of the Selling Agents.

## DIRECTIONS

From junction 20 on the M74 follow the sign posts for Eaglesfield. Pass through Eaglesfield and continue for about 0.6 miles and take the first left turn towards Gair. Continue on this road to Gair and the site is then on the right hand side beside the Old Schoolhouse in the middle of Gair.

## SERVICES

Mains water, electricity are both close to the site; purchasers should make their own enquiries about the availability of connections.

Drainage is proposed to be to septic tank and soak away

## ENTRY

Entry by agreement

## VIEWING

Viewing is strictly by appointment with the Sole Selling Agents G M Thomson & Co

## CLOSING DATE

Interested parties are strongly advised to record their interest with G M Thomson & Co so that they may be advised of any closing date that may be set. It should be noted that the seller reserves the right to sell the property with out setting a closing date. Additionally when a closing date is set the seller is not bound to accept the highest or any offer.

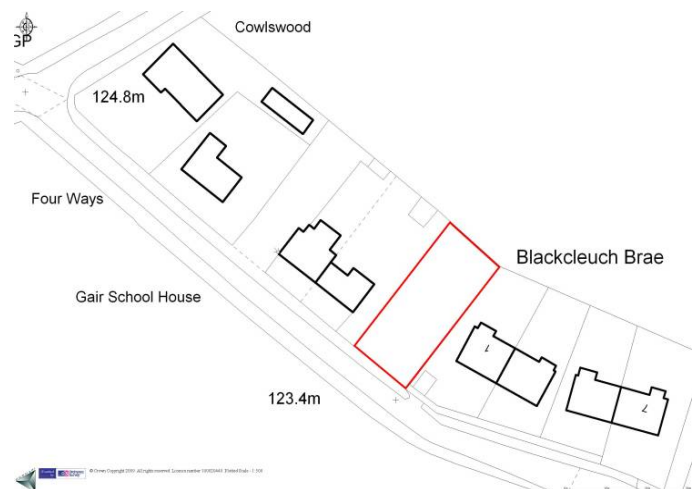


## OFFERS

Offers must be submitted in formal Scottish legal form to the selling agents

## PARTICULARS

These particulars were prepared on 9th April 2009 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.



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.