

gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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SMALLHOLDING DEVELOPMENT, HARDTHORN ROAD, DUMFRIES



Site extending to 1.05Ha (2.59Acres)

Mains water and electricity close to site

Guide Price £130,000



Regulated by RICS

OTHER OFFICES AT CASTLE DOUGLAS AND NEWTON STEWART



DESCRIPTION

The site has open rural outlooks over the Nith Valley but is within easy reach of Dumfries town centre with all associated shopping and leisure facilities together with primary and secondary schools. The property fronts onto Hardthorn Road in an established smallholding area on the edge of Dumfries.

Outline planning consent was granted in August 2005 subject to a Section 75 agreement being entered into to tie any dwelling to the land contained in the plot.

The plot is the left hand one of two plots that have been granted consent lying to the west of Gilbrae House. The planning consent provides for these two plots to share an access off Hardthorn Road.

SERVICES

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

Drainage is to be to be a bio disc treatment facility.

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. On the setting of a closing date offers must be submitted in writing in a sealed envelope clearly marked "Offers for Site at Hardthorn Road, Dumfries" and sent to the selling agents. The seller is not bound to accept the highest or any offers.

PARTICULARS

These particulars were prepared on 24th June 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.