

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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## VIOLETBANK FARM ANNAN



Outstanding development opportunity for the modernisation and refurbishment of a traditional 4 bedroom farmhouse together with adjoining buildings with outline planning consent for the formation of three additional dwellings. The buildings are set in a site of approximately 4000m<sup>2</sup> (0.99Acres). Additional land may be available by separate negotiation.

For sale as a whole or in two lots.

Lot 1 Farmhouse and garden £150,000  
Lot 2 Steading buildings £250,000

**Guide Price for the whole £400,000**



Regulated by RICS

OTHER OFFICES AT CASTLE DOUGLAS AND NEWTON STEWART



## DESCRIPTION

The property comprises a 4 bedroom, 3 reception room farmhouse with adjoining steading with consent for the formation of 3 further houses. It is in a quiet location just outside Annan which is the principle town of Annandale & Eskdale. The town provides everyday facilities including primary and secondary schooling, a wide variety of shopping outlets and leisure facilities together with railway station. There is easy access to the A75 and the M74 with Edinburgh and Glasgow within 2 hours driving whilst Newcastle and Manchester are about 1 1/2 hours and 2 1/2 hours respectively.

Dumfries & Galloway is renowned for its outdoor activities including hill-walking, fishing, golf and water sports.

## DIRECTIONS

From Annan town centre, follow signs for Dumfries. On leaving the town take the first right signposted towards the Rugby Football Club and Cemetery. Follow this road for approximately 0.3 miles and the Farmhouse and steading are then on the right hand side.

## FARMHOUSE

The traditional farmhouse lies on the south side of the steading and has its own separate gravel entrance drive. Although in need of modernisation and refurbishment it would provide a comfortable and spacious family home. The current accommodation provides Kitchen, maid's quarters, morning room, three reception rooms, four bedrooms and bathroom. The house has an adjoining area of garden ground. The farmhouse is available as lot 1.

## STEADING BUILDINGS

Consent was given on 14 July 2009 (Planning Reference 09/P/4/0093) for change of use and partial demolition of the steading buildings to allow the formation of three dwelling houses. Copies of the Planning Consent can be inspected at the Selling Agents' office.

The current proposal would allow for:

One detached dwelling with en-suite master bedroom, three further bedrooms, family bathroom, living room and kitchen/dining room.

Two further semi-detached dwellings, one with four bedrooms (one en-suite), family bathroom, living room, kitchen/dining room and one with three bedrooms (one en-suite), family bathroom, living room, kitchen/dining room.

## ADDITIONAL LAND

Additional land on the opposite side of the road on the North side of the development may be available by separate negotiation.

## COUNCIL TAX

The farmhouse is assessed as band D

## SERVICES

Farmhouse - Mains water and electricity. Drainage to private septic tank.

Buildings subject to consents mains water and electricity are readily available. Drainage to be to septic tank in adjoining field.

## POSTCODE

DG12 5NY

## VIEWING

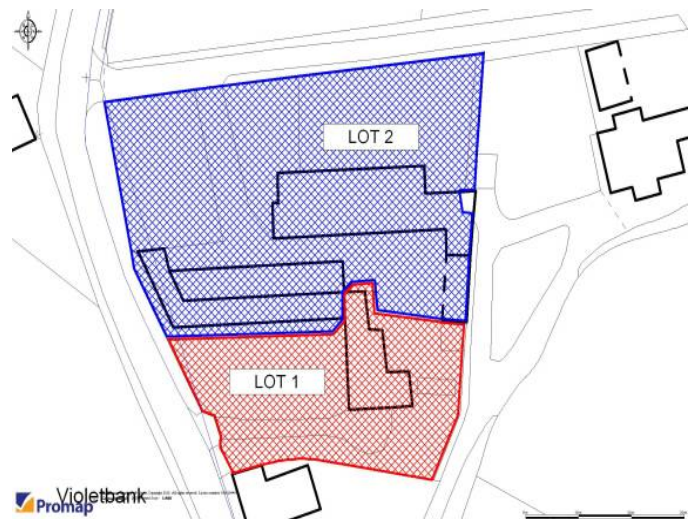
Strictly by appointment with the selling agents G M Thomson & Co.

## OFFERS

Offers in Scottish Legal Form are to be submitted to the selling agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents so that they may be notified of any closing date that may be set. The seller reserves the right to sell without setting a closing date and in any event is not bound to accept the highest or any offer.

## PARTICULARS

These particulars were prepared February 2010



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- 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.
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