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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

35 BUCCLEUCH STREET DUMFRIES DG1 2AB
TEL: 01387 254424 FAX: 01387 257266 EMAIL: dfs@gmthomson.co.uk

www.gmthomson.co.uk

LOCHENHEAD THROUGHGATE DUMFRIES



Steading conversion opportunity with current consent for the creation of up to five new homes. Additional land may be available by separate negotiation.

For sale as a whole or in two lots.

Lot 1 £125,000

Lot 2 £160,000

Guide Price for the whole £285,000



Regulated by RICS

OTHER OFFICES AT CASTLE DOUGLAS AND NEWTON STEWART



DESCRIPTION

The steading provides the opportunity to create five private homes based on the traditional L shaped stone built range of barns and byres. Throughgate is an attractive hamlet about 7.5 miles north west of Dumfries and 1 mile south east of Dunscore. Dunscore provides everyday facilities including primary school and doctors surgery. Dumfries is within easy reach with secondary schools and a wide variety of shopping outlets and leisure facilities together with railway station. There is easy access to the A76 and A75 which together with the M74 allow Edinburgh and Glasgow to be within 2 hours driving.

The steading is in an area renowned for its local beauty and outdoor activities including hill-walking, fishing, golf and water sports.

DIRECTIONS

From Dumfries follow the A76 towards Thornhill. At Holywood turn left on to the B729 towards Dunscore and Moniaive. Follow this road for about 5.5 miles and turn left towards Mansegate; the entrance to the steading is immediately on the right.

STEADING BUILDINGS

Consent was given on 11 November 2009 (Planning Reference 09/P/4/0389) for change of use of the steading buildings to allow the formation of five dwelling houses with private garden areas and shared designated courtyard car parking. Copies of the Planning Consent can be inspected at the Selling Agents' office.



The current proposal would allow for

LOT 1

Two single storey cottages with 2 bedrooms, open plan kitchen/dining room/living room and bathroom.



LOT 2

Three two storey cottages each with Private gardens and designated car parking for two cars for each cottage. The accommodation provided would be:

One cottage with 2 bedrooms open plan kitchen/dining room/living room and bathroom.

Two cottages with 3 bedrooms (one cottage with an en suite bedroom) open plan kitchen/dining room/living room and bathroom.

ADDITIONAL LAND

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

COUNCIL TAX

The properties will require to be assessed on completion.

SERVICES

Mains water and electricity subject to application for connection. Drainage to be to private bio disc plant.

POSTCODE

DG2 0UG

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.

SPECIAL NOTE

1. The existing steel portal frame building adjacent to Lot 2 is not included in the sale and will be removed by the seller.
2. In the event of the steading being sold in lots the communal costs associated with the development will be apportioned to the extent of 35% to lot 1 and 65% to lot 2.

PURCHASE PRICE

Within 7 days of the conclusion of missives a non returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at a rate of 5% above Royal Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

PARTICULARS

These particulars were prepared August 2010.



