

gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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HOUSE PLOT KIRKBANK ROAD JOHNSTONEBRIDGE



Attractive corner plot with outline planning consent for one dwelling in the village of Johnstonebridge.

Plot extending to 660m²

Rural Outlooks

Mains water and electricity close to site

Offers over £54,500 are invited



Regulated by RICS

OTHER OFFICES AT CASTLE DOUGLAS AND NEWTON STEWART



DIRECTIONS

From Lockerbie travel north on the B7076 following signs to Moffat and Johnstonebridge. On entering Johnstonebridge take the first left towards St Anns and follow this road round to the left. Take the first left and then the immediate right turn and the plot is on the left.

DESCRIPTION

The plot enjoys rural outlooks to the rear over the adjoining fields and woodlands. Johnstonebridge is a small village with excellent access north and south on the M74 so that it is within easy reach of Moffat (9.5 miles), Lockerbie (8.5 miles) and Carlisle (33miles). Good local facilities including retail shops, schools, hotels and leisure facilities are available in both Moffat and Lockerbie.

PLANNING STATUS

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.



SERVICES

Mains water and electricity are both close to the site. Purchasers should make their own enquiries about the availability of connections. Drainage is proposed to be a shared septic tank and soak away

POST CODE

DG11 1EG

ENTRY

Entry by agreement

VIEWING

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

CLOSING DATE

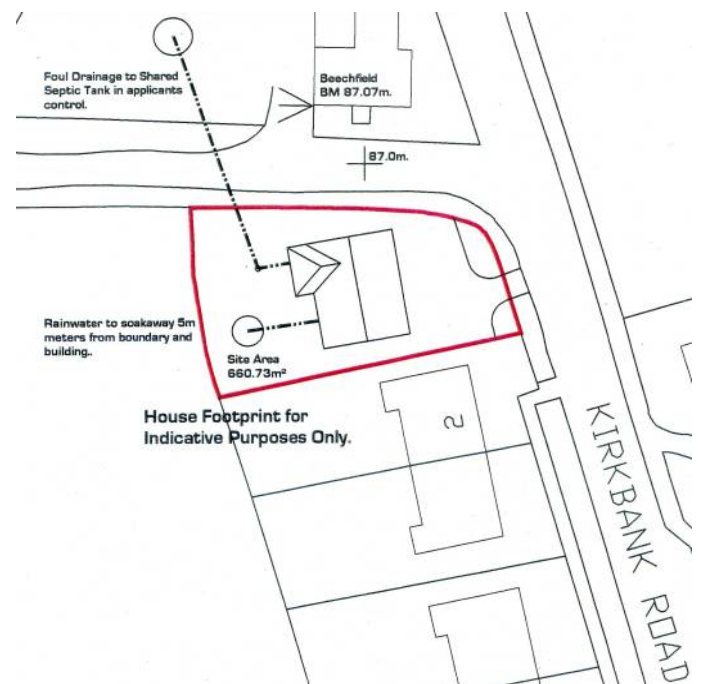
Interested parties are strongly advised to record their interest with G M Thomson & Co so that they may be advised of any closing date that may be set. It should be noted that the seller reserves the right to sell the property with out setting a closing date. Additionally when a closing date is set the 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 6th August 2010 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:

- 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.