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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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FOR SALE HOUSE PLOT BELLYMACK FARM LAURIESTON, CASTLE DOUGLAS



0.3 acre/0.12 ha house plot with planning permission in principle for the erection of a single dwelling house.

The plot is located in attractive rural surroundings on the north side of the B795 approximately a 1/2 mile to the east of Laurieston Village and approximately 5 miles from Castle Douglas.

Additional adjacent grazing land up to a maximum of 2 acres is available by negotiation if required.

Asking Price:- Offers Over £100,000 are invited.

Regulated by RICS



OTHER OFFICES AT DUMFRIES AND NEWTON STEWART





Location

The plot is located on the north side of the B795 Castle Douglas to Laurieston Road approximately a 1/2 mile to the east of Laurieston Village and approximately 5 miles from the market town of Castle Douglas.

It has the benefit of a private position on the edge of a small hamlet in attractive rural surroundings whilst being within easy reach of excellent local facilities.

Description

The plot extends to approximately 0.3 acres/0.12 hectares or there by and is south facing.

It adjoins hill grazing land to the north of which up to 2 acres is available for sale by negotiation if required.

Access to the plot will be via the existing access serving Bellymack Farm to the east with the access being shared and vehicular and pedestrian access rights being retained in favour of Bellymack Farm .

The plot is shown bound in red with the shared access shown bound in green.

Planning

Planning permission in principle (reference 10/P/2/0174) dated 25th June 2010 exists for the erection of a single dwelling house and sewage treatment plant. A copy of the consent is available to interested parties.

Services

Mains supplies of water and electricity are available for connection nearby on the B795 to the south east.

Drainage will be to a private sewage treatment plant with partial soakaway as detailed on the planning consent.

The treatment plant is to be shared with the adjacent Bellymack Farm to replace the existing septic tank located on the development site.

Installation of the new sewage treatment plant, connection to existing drainage pipework serving Bellymack Farm, and infilling of the existing septic tank will be the responsibility of the purchasers.

Viewing

By appointment with the sole selling agents:
G M Thomson and Company
27 King Street
Castle Douglas, DG7 1AB

Tel: 01556 504030
Fax: 01556 503277
Email: jim.stalker@gmthomson.co.uk

Offers

Offers in excess of £100,000 are invited for the plot and should be submitted to the selling agents in proper Scottish legal form. If additional grazing land immediately to the north of the plot, up to a maximum of two acres is required, prospective purchasers should specify the additional area and total price offered in any offer to purchase.

A closing date for offers may be set and interested parties should register their interest with the selling agents in order that they may be informed.



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