

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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## RESIDENTIAL BUILDING SITE HILL OF BURNS CREETOWN DG8 7HF



Planning consent for 4 dwellinghouses and garages (approval for plot layout and access only).

Mains water, drainage, electricity and gas are available for connection nearby.

**Offers over £125,000 are invited.**

Regulated by RICS



OTHER OFFICES AT DUMFRIES AND CASTLE DOUGLAS



**ACCESS**

Access to the site is from the High Street on to Hill of Burns.

**SITE AREA**

The site extends to around 0.76ha (1.88ac).

**SERVICES**

Mains water, drainage, electricity and gas are available for connection nearby to the site.

**PLANNING CONSENT**

Planning permission was obtained on 6th November 1991 (approval for plot layout and access only). Planning approval number is 91/P/1/0248.

**VIEWING**

Viewing may be carried out at anytime during daylight hours. Notification of any such viewings should be made to the selling agent's prior to the viewing taking place.

**ASKING PRICE**

Offers over £125,000 are invited and should be submitted in Scottish legal form to the sole selling agents.

**CLOSING DATE**

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the Seller reserves the right to sell the property without setting a Closing Date.

**PARTICULARS**

These particulars were prepared on 30th January 2014 and have been carefully compiled and are believed to be correct. Any error or omission shall not annul the sale nor in any event give grounds for action at law.



Messrs. G.M. Thomson for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or contract;
- 2 All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or tenants 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;
- 3 No person in the employment of Messrs. G.M. Thomson has any authority to make or give any representation or warrant whatever in relation to this property.
- 4 These particulars do not and shall not form part of any contract of sale.

5 Neither these particulars nor any communications by G.M. Thomson 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 either incorporated within a written document signed by the sellers or on their behalf and are tested in conformity with section 3 of the Requirement of Writing (Scotland) Act 1995 or granted in pursuance of any such document."

6 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.

7 The photographs used are for the purpose of illustration and demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also it should not be assumed that the photographs are taken within the boundaries of the property or show what is included in the sale.