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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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BUILDING PLOT, HEUGH RISE PORTPATRICK, NEAR STRANRAER



Building plot with Outline planning permission located in popular private housing development above the delightful fishing port village of Portpatrick near Stranraer

SUMMARY OF ACCOMMODATION:

Plot extends to 0.25 acres, with all services close at hand
Planning Permission in principal granted 10th March 2015

OFFER IN THE REGION OF £55,000

Regulated by RICS



OTHER OFFICES AT DUMFRIES AND CASTLE DOUGLAS



DESCRIPTION

The popular fishing village of Portpatrick is located on the west coast of Wigtownshire, approximately 10 miles drive to the south and west of Stranraer.

The village is extremely popular with locals and visitors to the area. The harbour offers a safe haven for visiting yachtsmen and the challenging 18 hole golf course is also a great attraction. There are a good number of popular pubs and restaurants along the front with supporting guest houses and hotels.

Heugh Rise is a comparatively recent development located to the north east of the village centre which overlooks the village onto surrounding farmland and coastline. The plot for sale is the last plot within the development.

THE PROPERTY

Planning permission for erection of a single dwelling house was granted on 10th March 2015. Planning Reference: 13/P/1/0300.

In total the site extends to 0.25 acres or thereby and is outlined in red and shaded pink on the ordnance survey plan which forms part of these particulars.

SERVICES

Connections electricity, water and drainage will be available nearby. Exact details of the whereabouts of these services are not available nor guaranteed and purchasers will require to complete their own enquiries regarding the whereabouts and connection costs.

VIEWING

Viewing may be carried out at any reasonable time during daylight hours.

ASKING PRICE

Offers are expected in the region of £55,000.

OFFERS

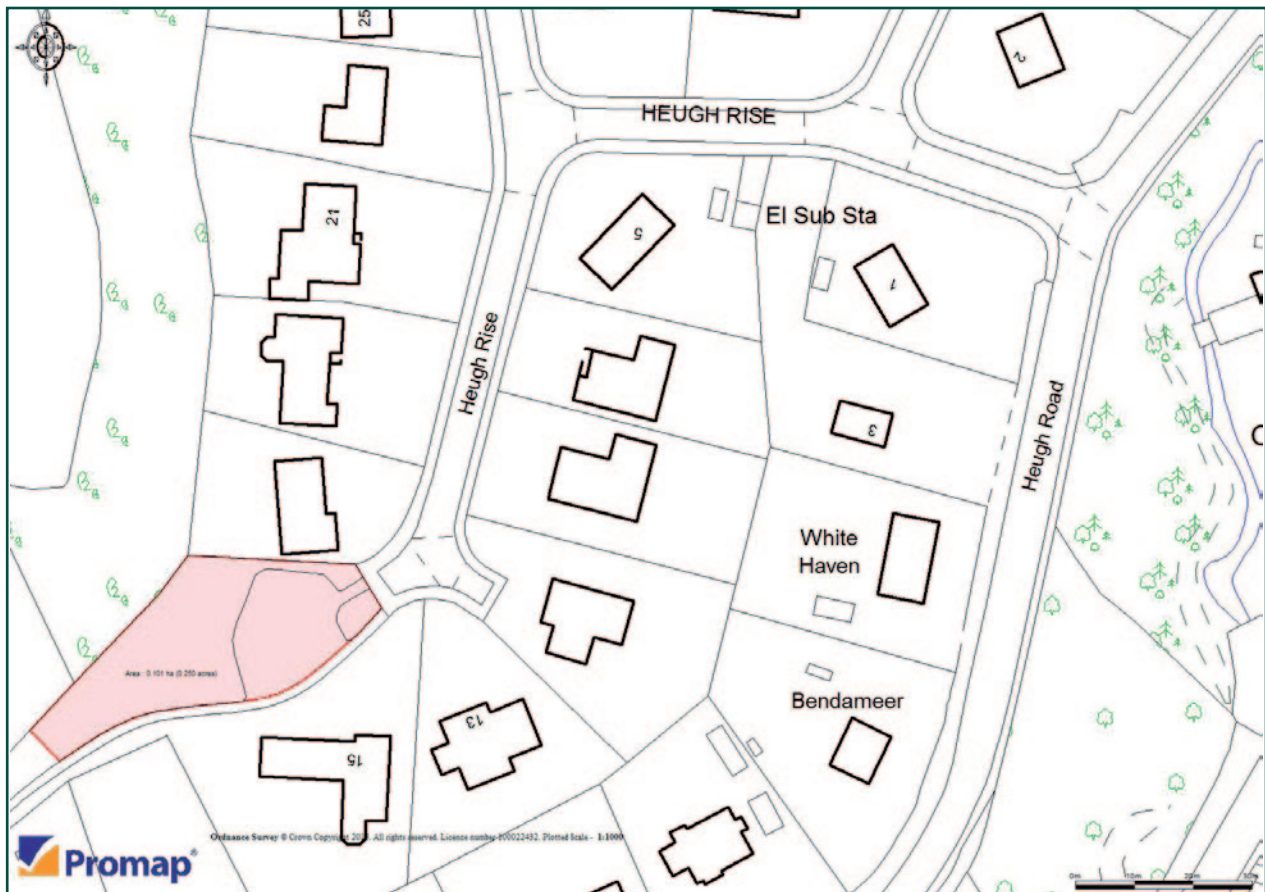
Offers should be submitted in Scottish Legal form to the sole selling agents from whom further advice can be obtained. Further advice and information regarding the Scottish system of law can be obtained.

CLOSING DATE

Could prospective purchasers please note that it is highly likely that a Closing Date will be set for the receipt of offers. Anyone to wishing to be notified of the setting of a Closing Date should notify their interest with the selling agents in writing. Even if a Closing Date is set our clients are not bound to accept the highest nor indeed any offer and furthermore reserves the right to sell the property without the setting of a Closing Date.

PARTICULARS

These particulars were prepared on the 28th April 2015 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. Where dimensions are shown, these are approximate only.



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.
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