

# FOR SALE

## DEVELOPMENT OPPORTUNITY

### Land, Hardthorn Road, Dumfries

- Site extending to 0.74Ha (1.85 Acres) or thereby.
- Mains water, electricity and drainage close to site.
- Offers over £150,000 are invited.

#### DESCRIPTION

A site with a 140 metre frontage onto Hardthorn Road in a semi-rural location on the outskirts of North West Dumfries. The town centre is located approximately 2 miles away. The site falls within the Local Development Plan settlement boundary and may therefore be suitable for residential development, subject to planning permission and necessary consents.

#### VIEWING & FURTHER INFORMATION

Andrew Maxwell 01387 273832  
andrew.maxwell2@dumgal.gov.uk

Nik Lane 01387 273833  
nik.lane@dumgal.gov.uk

Property & Architectural Services  
Dumfries & Galloway Council  
Cargen Tower  
Garroch Business Park  
Garroch Loaning  
Dumfries  
DG2 8PN

[www.dumgal.gov.uk/property](http://www.dumgal.gov.uk/property)



# Land, Hardthorn Road, Dumfries



Purchasers should make their own enquiries regarding planning matters to Area Planning Nithsdale, Dumfries on 01387 260199.

## SERVICES

Mains water, electricity and drainage are close to the site; purchasers should make their own enquiries about the availability of connections.

## OFFERS

Offers over **£150,000** are invited.

It is likely that a closing date for offers will be set. Prospective purchasers are advised to note their interest in the property with Property & Architectural Services, preferably through their solicitor, in order that they may be advised of such.

On the closing date offers must be submitted in writing in a sealed envelope clearly marked: "Offer for Land, Hardthorn Road, Dumfries". All offers should be sent to:

Legal Services,

F.A.O. Supervisory Solicitor Conveyancing,  
Council Headquarters, English Street, Dumfries  
DG1 2DD or LP9 Dumfries

Offers may be e-mailed if backed up by mailed hard copy to: [PropertyOffers@dumgal.gov.uk](mailto:PropertyOffers@dumgal.gov.uk).

The Council is not bound to accept the highest or any offers and late offers will not be considered.

## PARTICULARS

These particulars were updated on 28th Sept 2015

Dumfries & Galloway Council give notice that:

1. 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.
2. 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.
3. 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.
4. Neither these particulars nor any communications by Dumfries & Galloway Council 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.

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