

FOR SALE

RESIDENTIAL DEVELOPMENT

Former Allotments, St Cuthbert Road, Kirkcudbright

- **Site with potential for residential development**
- **Offers over £30,000 are invited.**
- **0.5 Acres (2024 Sq Metres)**

DESCRIPTION

The site is located on the north east side of St Cuthbert's Road and to the west of Millburn Street a short distance to the east of Kirkcudbright town centre.

It is situated in a good quality residential area within easy reach of town centre facilities and enjoys an elevated open outlook over amenity woodland to the rear

The site extends to 0.5 acres (2024 Sq Metres) or thereby with a southern frontage onto St Cuthbert's Road

VIEWING & FURTHER INFORMATION

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

www.dumgal.gov.uk/property



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Planning

There is no existing planning consent. The site within the settlement policy boundary of Kirkcudbright and is not identified for any particular use however there would be no planning policy objection to the site being developed for residential use.

Access on to St. Cuthbert Road would not however be permitted and access would require to be taken to the site from Millburn Street along the route shown cross hatched on the plan. Prospective purchasers should be aware that there is a public right of way from Millburn Street to the footpath leading to St. Cuthbert Road along the east boundary of the site. Both this right of way and the footpath must be kept following transfer of ownership.

A pre-planning application enquiry can be made using an online form to be found at <http://www.dumgal.gov.uk/planning>. Early advice should be sought from **Development Management, Kirkbank House, English Street, Dumfries, DG1 2HS. Tel: 01387 260199**

SERVICES

Potential purchasers are required to make their own investigations with service providers.

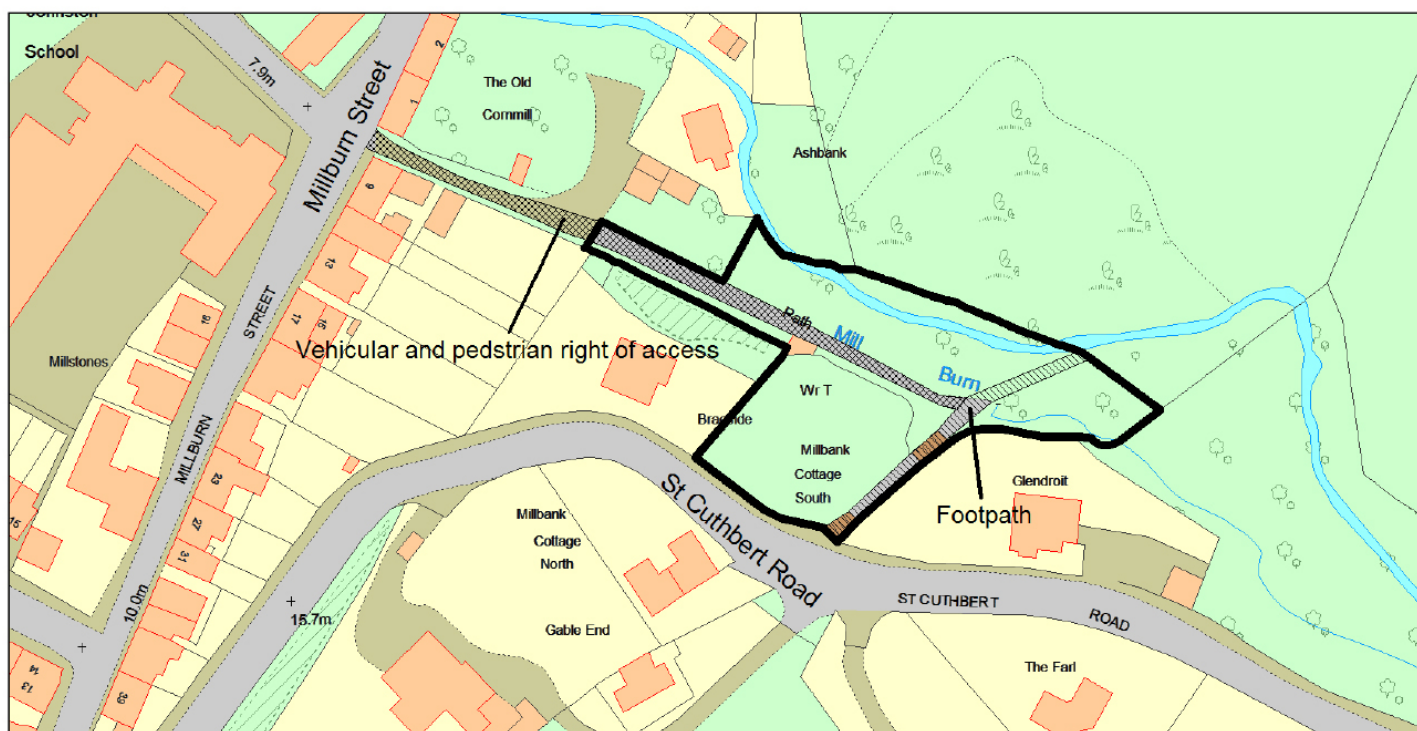
OFFERS

Offers over £30,000 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 Kirkcudbright Allotment". 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**. The Council is not bound to accept the highest or any offers and late offers will not be considered.



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These particulars were prepared on 27th August 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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