

FOR SALE

Offers Over £35,000

Land, Former Scout Hut, Manse Road, Thornhill, DG3 5DR

- Close to Thornhill Town Centre
- Site Area 1,150 m²



Viewing & Further Information:

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www.dumgal.gov.uk/property

Property & Architectural Services

Dumfries & Galloway Council

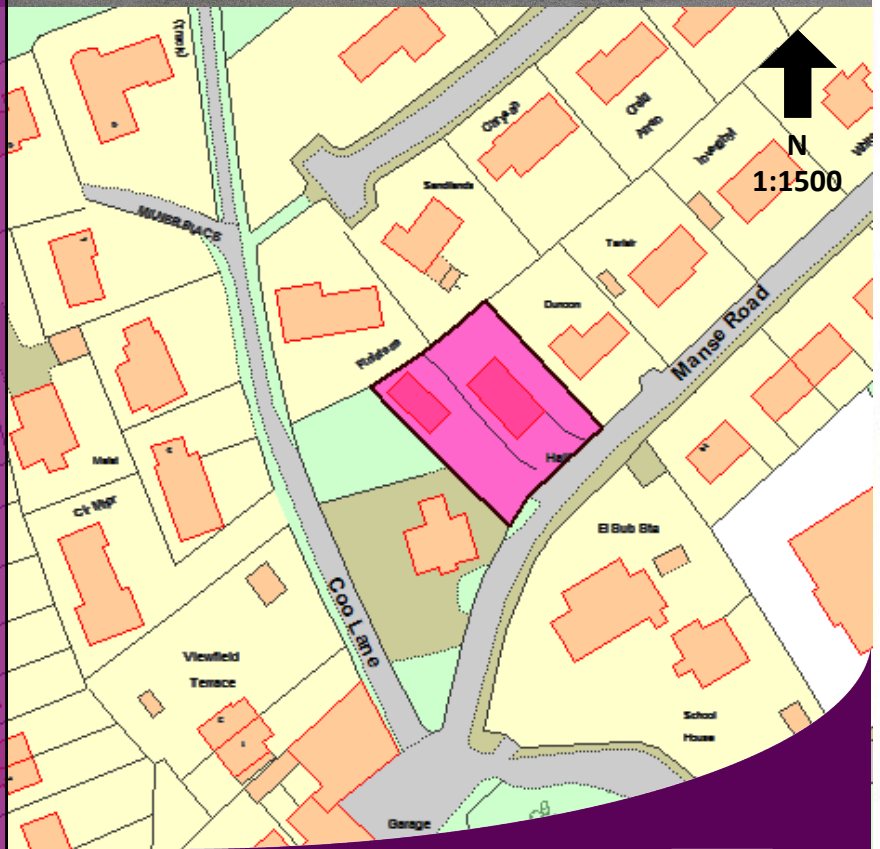
Cargen Tower

Garroch Business Park

Garroch Loaning

Dumfries

DG2 8PN



Dumfries & Galloway COUNCIL

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LOCATION

Situated on the site of the former Scout Hut, the land fronts directly on to Manse Road in Thornhill. Thornhill has good connections to the national roads network, being positioned immediately on the A76 trunk road. The new Wallace Hall Academy and Primary schools are only 300m from the site.

ACCOMODATION

The site is some 1,150 m² (0.28 Acres). The site is bounded by residential properties on the north and east, and is adjacent to Thornhill Police Station to the South. The site is partially surfaced, with areas of vegetation and some trees. A gated wooden fence was erected along the boundary with Manse Road after the demolition of the former Scout Hut. The power and water connections to this site have been disconnected. There is a small stand of Japanese Knotweed growing on the site which is currently being treated to ensure its removal.

PLANNING

A pre-planning application enquiry can be made online using a form to be found at: www.dumgal.gov.uk/planning

Early advice should be sought from:

**Development Management—Dumfries,
Kikrbank House, English Street, Dumfries, DG1 2HB.
Tel: (01387) 260199**

SERVICES

Prospective purchasers are expected to make their own enquiries regarding the availability of services to the subjects.

OFFERS IN EXCESS OF £35,000 ARE SOUGHT

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 dates. On the closing date, offers must be submitted in writing in a sealed envelope and entitled:

“Offer for Land, Former Scout Hut, Manse Road, Thornhill“.

All offers should be sent to:

Legal Services

F.A.O Supervisory Solicitor Conveyancing

Council Headquarters

English Street

Dumfries

DG1 2DD

Offers may be emailed 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.



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 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 and 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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