



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Newton Stewart
10 Victoria Street, DG8 6BT

E: ns@gmthomson.co.uk
T: 01671 402 887
F: 01671 402 650

The Old Smiddy
Main Street
Mochrum
Newton Stewart
DG8 9LY

Offers In Region Of £50,000



- Site of former Blacksmiths
- Village location
- Building plot
- Full Planning Permission granted

Ref: PRA10574

Viewing Instructions: Strictly By Appointment Only

General Description

Located within the village of Mochrum, the plot contains the ruin of the former Blacksmiths. The plot extends to 529m². Full Planning Permission has been granted for a four-bedroom house with off-road parking.

21/1634/FUL

21/1627/CAC

This site may be bought in conjunction with the Workshop Plot.

Accommodation



Access

The plot is located adjacent to the public road.

Planning

Planning has been granted by Dumfries and Galloway Council for a four bedroom dwelling house with off road parking and garden ground to rear. Mochrum is a Conservation Village.

21/1634/FUL

21/1627/CAC

Services

At present the plot is not connected to any services.

Viewing

Viewing can be conducted at the viewer's own risk during daylight hours.

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 the setting of a Closing Date.

Disclaimer

These particulars were prepared on the 13th September 2021 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.

Money Laundering

'The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.'

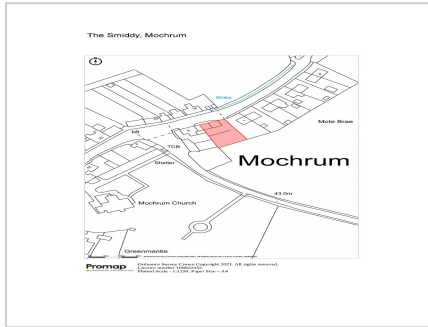
Services

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. LBTT is not payable up to £145,000. From £145,001 to £250,000 - 2% of Purchase Price. From £250,001 to £325,000 - 5% of Purchase Price. From £325,001 to £750,000 - 10% of Purchase Price. From £750,001 onwards - 12% of Purchase Price. N.B. LBTT is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.