



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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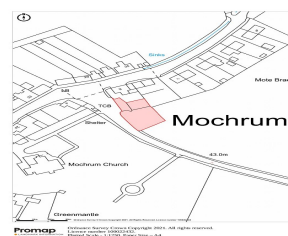
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Main Street
Mochrum
Newton Stewart
Dumfries And Galloway
DG8 9LY

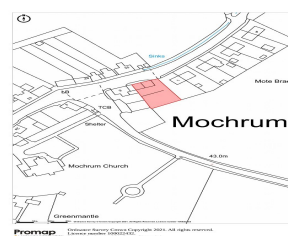
Normal £105,000



Workshop and adjacent plot, Mochrum



The Smiddy, Mochrum



Ref: PRA10647

Viewing Instructions: Strictly By Appointment Only

General Description

Located within the village of Mochrum, the site consists of two plots, the ruin of the former Blacksmiths which has Full Planning Permission, and a secondary plot with a workshop and Pre-Planning Application for a residential dwelling.

Accommodation

Planning

OLD SMIDDY PLOT:

Planning has been granted by Dumfries and Galloway Council for a four bedroom dwelling house with off road parking and garden ground to rear. The plot extends to 529m². Mochrum is a Conservation Village.

21/1634/FUL

21/1627/CAC

WORKSHOP PLOT:

A Pre-Application Enquiry was made to Dumfries and Galloway Planning Department. The report came back as favourable to the erection of a one and a half storey dwellinghouse on the vacant plot, and retaining the existing workshop. The report is available on request.

The site in total extends to 0.15 acres.



Workshop (39' 4" x 29' 6") or (12.00m x 9.00m)

The workshop previously housed a joinery business who rented the premises. It is now vacant.

It is of a brick construction with steel roof trusses and clad in cement corrugated sheeting. Built in the mid-1950s, internally there is a small office and toilet facilities, with connections to mains water and electricity.

Access

The sites are located adjacent to the public road.

Services

Mains water, electricity and phonenumber are available to be connected to the site through the utility providers.

Viewing

Viewing of the vacant site can be conducted at the viewer's own risk during daylight hours. Access to the workshop is strictly by appointment only.

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 via a solicitor 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 19th July 2022 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.'

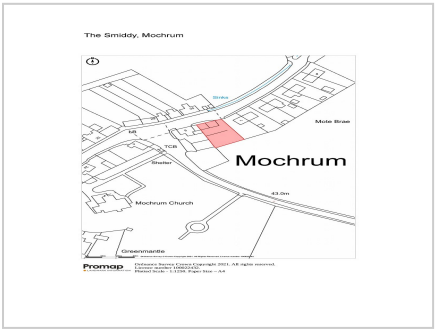
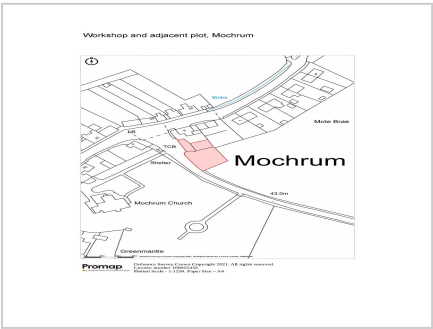
Services

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.