



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

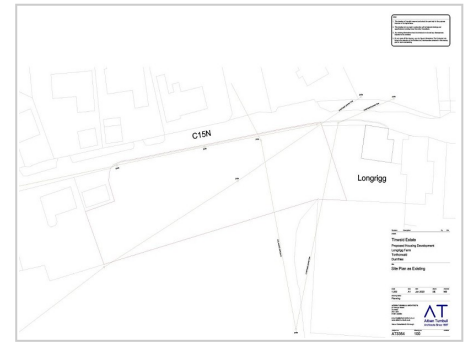
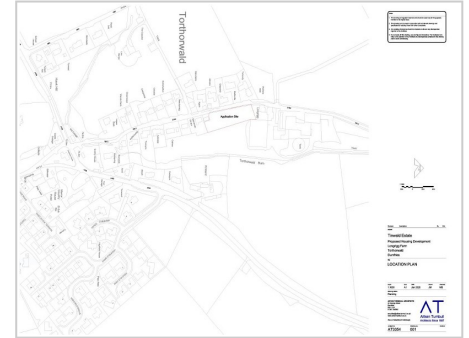
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Shieldhill Road,
Torthorwald,
Dumfries,
Dumfries and Galloway.
DG1 3PS

£300,000



- Development site for sale
- Planning permission in principle
- Four detached dwelling houses
- Site extending to approx. 2665 sq.m
- Village location
- Semi-rural position
- For sale as a whole or up to four individual plots

Ref: PRA10645

Viewing Instructions: Strictly By Appointment Only

General Description

Planning Permission in Principle for the erection of four dwellings together with access, parking, landscaping, and associated works on land to the East of the C15n Shieldhill Road in the village of Torthorwald, Dumfries.

The site extends to approximately 2665 sq.m and is made up of an area of agricultural land which has been used for livestock grazing.

The site is available for sale as a whole or up to four individual plots (£75,000 per plot). Additional land to the East of the plots may be available for sale, subject to separate negotiation.

The site is at a similar level to the public road and is bound by an attractive stone dyke wall and rylock fence, with the East boundary currently undefined.

Planning permission in principle has been approved, subject to a number of considerations being met. The documents for this can be viewed on the Dumfries & Galloway website using the reference number 20/0605/PIP.

Accommodation

Method of Sale

The property is offered for sale by Private Treaty. The Vendors and Sole Selling Agents reserve the right to alter or divide the property or withdraw or exclude any of the property at any time. The Vendor(s) reserves the right to vary any of the terms and conditions of sale or to change the method of sale without notice. For this reason, we recommend that likely buyers or interested parties should register their interest with the Selling Agents as soon as possible so that they are kept informed of any changes to the marketing of the site.

Matters of Title

The property is sold subject to all rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations and servitudes and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not referred to in these particulars. Any purchasers will be deemed to be satisfied themselves as to the nature of such restrictions and are advised to contact the Vendors Solicitors for details.

Plans

The plans attached to these particulars are based on Ordnance Survey data and are for reference only. Purchaser(s) will have deemed to have satisfied themselves as to the extent to of the property.

Anti Money Laundering Regulation

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.

Health and Safety

Please be aware of the potential hazards of agricultural land and we request that you take as much care as possible when viewing the property for your own personal safety. Please do not cause any disturbance to livestock. In the current Covid 19 pandemic, if there is any other person present on the property when you visit, please can you ensure that you observe any Government guidance during your visit.

Disclaimer

These particulars were prepared on 14th July 2022 and have been carefully compiled and are believed to be correct. Photographs were taken in May 2022. 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.

Offers

Offers for the property as a whole or in part if appropriate, should be submitted in Scottish Legal Form to G M Thomson & Company, 35 Buccleuch Street, Dumfries DG1 2AB.

Those parties wishing to be informed of a Closing Date for offers should notify the Selling Agents of their interest as soon as possible to ensure that they are contacted. The Vendors and the Selling Agents do however reserve the right to sell privately without setting any closing date and do not bind themselves to accept the highest or any offer.

The successful purchaser will be asked to provide proof of identity to the Selling Agents for which a photographic Driving Licence and utility bill or bank statement showing home address would be sufficient.

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.

Viewing

Strictly by appointment only through the sole selling agents, G M Thomson & Company, 35 Buccleuch Street, Dumfries DG1 2AB, 01387 254424. Contact Hannah Fleming.

Services

Tenure

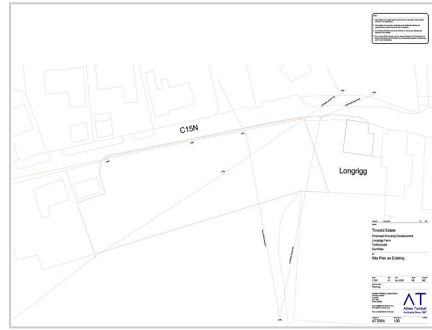
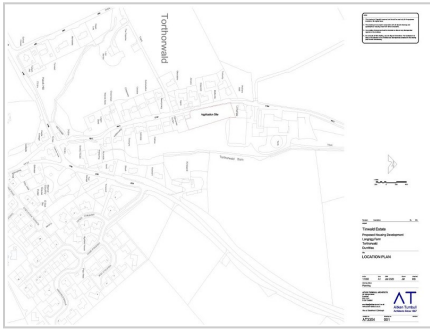
We are informed that the tenure is Freehold

Council Tax

Band Not Specified

Directions

On entering the village of Torthorwald from Dumfries, take the left hand turn onto the C15n Shieldhill Road and continue for approx. 0.2 miles. The plot is located directly to the East of the public road.



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. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty 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, nor shall the particulars form part of any contract. 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.