



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

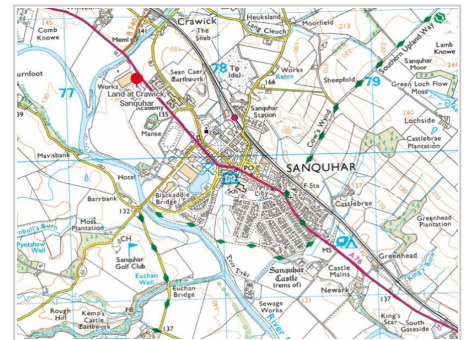
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Sanquhar, Dumfries, Dumfries and Galloway. DG4 6BQ

£70,000



- Land
- Bare Land
- Industrial Land
- Amenity woodland

Ref: PRA10722

Viewing Instructions: Strictly By Appointment Only

Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

SJ ALLEN BSc MRICS JAW McMILLAN BSc MRICS



General Description

We are delighted to announce the sale of land designated for industrial or commercial use adopted in the Local Development Plan 2. The site lies some 24 miles north of Dumfries. The site is located adjacent to the A76 with an estate road to the property which is currently a field with a stock proof fence and amenity woodland. There is mains electricity, gas, water and telecom cables in the adjacent estate road providing access to the A76.

Accommodation

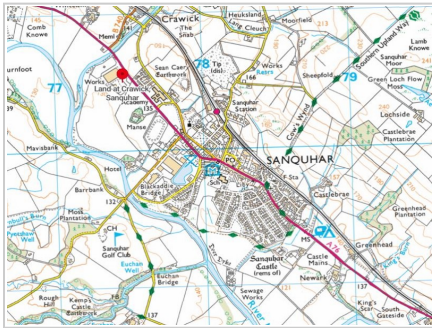
Services

Tenure

We are informed that the tenure is Freehold

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. 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.