



## **RESIDENTIAL DEVELOPMENT: THE OLD JOINERY SHOP OFF HIGH STREET, NEW GALLOWAY DG7 3RN**

A rare opportunity to acquire this stone built former joinery workshop, situated just off New Galloway's High Street, with outline planning permission for conversion/extension to form a dwelling house with reasonable garden ground.

**OFFERS OVER  
£73,000**

The "Joinery Shop" occupies a quiet situation tucked behind New Galloway's High Street. The vehicular entry is between the properties known as the Old Post Office (to the south) and Millhouse (to the north). This entry opens to a sort of court yard allowing access to the rear of the property Strathearn, which sits on the High Street proper, and also "Rose Cottage", a charming traditional cottage on the opposite side of the court yard from "the Old Joinery Shop".

The Old Joinery Shop has the benefit of outline planning permission which was renewed under reference 10/P/2/0078 on 20th April 2010. The permission is purely an outline but essentially the cottage is such that with minor additions it could form an extremely attractive, generally south and west facing, cottage of 2/3 bedrooms and appropriate reception accommodation. There would be garden ground lying generally to the west of the existing building. Any purchaser would have to make their own enquiries relative to precise arrangements for connection to mains services of water, sewage and electricity but obviously the seller assumes that these services are readily available.

The roof of the building has recently deteriorated and the present seller, who has connection in the building trade and is a retired joiner, is quite prepared to discuss with interested parties restoring a simple roof to facilitate future development. Meantime, interested parties must not enter the building.

The property is entered in the Land Register under Title Number KRK7895.

#### **ENTRY**

Subject to negotiation.

#### **VIEWING**

Interested parties should advise the selling agent prior to viewing and should have in their possession a set of these particulars.

#### **GENERAL ENQUIRIES, VIEWING & OFFERS**

General enquiries regarding this property should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)), with whom Offers (in the appropriate Scottish form) should be lodged.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright, the Legal Post Number is LP-1 Kirkcudbright and the Fax Number is 01557 332057.

Reference: INS/HS/MCIN0007.1

If you are considering selling a property and would be interested in a free property valuation, please do not hesitate to contact our property office for more information.

