



REDUCED PRICE

LAND AT MIDLOCHARWOODS, BANKEND, RUTHWELL, DG1 4NH

PRICE: OFFERS OVER £85,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782

BUILDING PLOT—MIDLOCHARWOODS, RUTHWELL

A fantastic opportunity to purchase a generous sized, triangular plot situated between Bankend and Ruthwell, Dumfries. The site comprises an area of land which extends to approximately 0.28 acres. The plot sits off from the main road (B725) and is accessed by a publicly maintained track leading to the land. The prompted dwellinghouse will benefit from a quiet location, great views and a generous outdoor area. There are mains water and electricity connections available and development will require a septic tank system and soakaway to be installed. A pre-application enquiry advisory report (Ref-21/0437/HLE dated 19/05/2021) has been obtained from Dumfries and Galloway Council by the current land owner and the attention of interested parties is drawn to the terms of this (copies available from the Selling Agents upon request).

The development is located on the outskirts of Bankend, a rural village in Dumfries and Galloway with only a 10 minute drive into Dumfries and 15 minute drive into the town of Annan where you will find all your local amenities including Doctors surgeries, supermarkets, local produce shops, leisure facilities and public transport including rail link from Dumfries to Glasgow and Carlisle.

Interested parties are required to contact the Primrose and Gordon office to arrange a scheduled site visit with the current owner present.



SERVICES

Electricity and water supply connections are nearby. Prospective purchasers will need to make the necessary arrangements for a new connection. Drainage will require to be to a new septic tank with outflow/soakaway.

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. The site plan included here is intended to show the approximate site extent (hatched in red). This plan is not intended to form part of any Legal Contract of Sale. It is illustrative only.

