



Walker & Sharpe

Solicitors, Estate Agents & Notaries Public

37 George Street, Dumfries, DG1 1EB

Email : property@walker-sharpe.co.uk

Tel : 01387 267222
Fax : 01387 254775
DX 580619 & LP 14
Dumfries



Building Plot Adjacent to The Neuk, Collin, Dumfries, DG1 4PT.

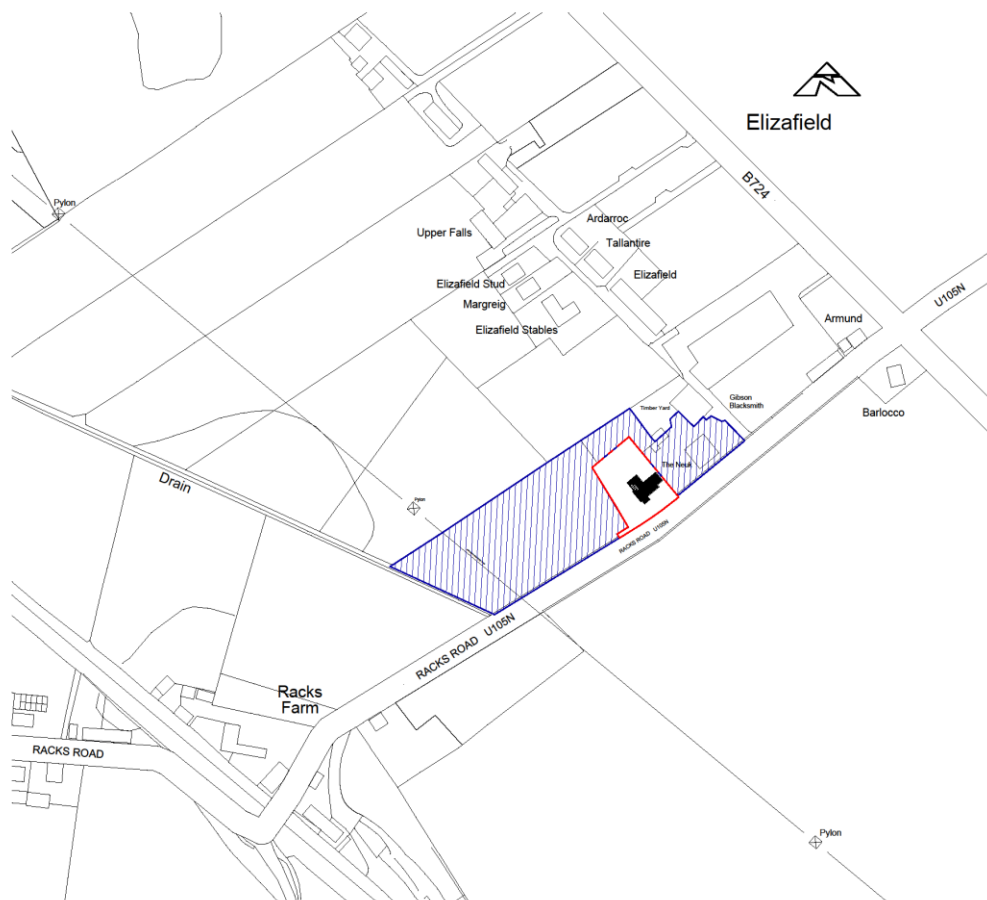
Offers Over £100,000.

Building plot adjacent to The Neuk, Elizafield, Racks Road, Collin. In a rural setting with open outlook over the surrounding fields. Planning Permission in Principle has been granted for the erection of a dwellinghouse with integral garage and roof mounted solar panels, installation of an air source heat pump, septic tank and soakaway.

Copies of the planning documents are available from the Selling Agents, upon request.

Please telephone the Selling Agents on 01387 267222 to arrange a viewing.





- Notes
1. This drawing is Copyright reserved and should be used only for the project intended to be original use.
 2. This drawing is to be used in conjunction with all relevant drawings and specifications including those from other disciplines.
 3. Any alterations or amendments should be marked on this set and any discrepancy reported to the Architect.
 4. No part of this drawing can be copied or reproduced. This drawing is to be used by the architect or the architect's agents only. Any other use is prohibited.

Scale 1:1000

Mr R Robison
Erection of Dwelling House
The Newk
Collin
Dumfries
Location Plan

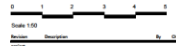
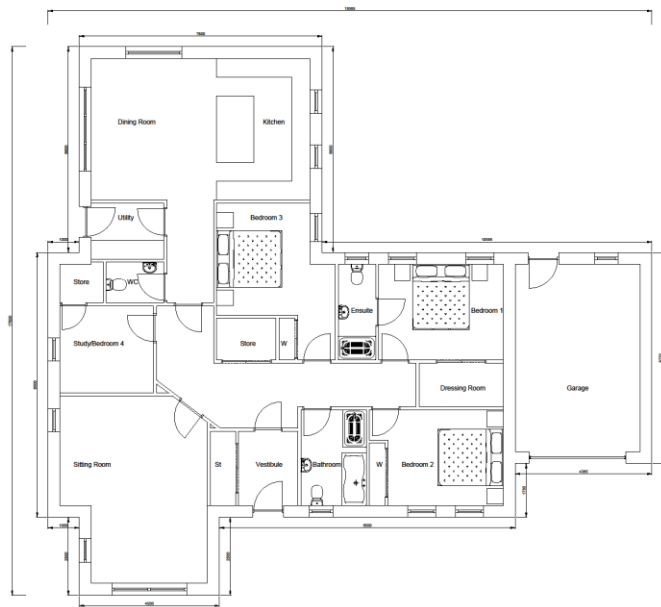
Rev. Date Description

1. 001 01.12.2023 00

AT

AT3812 001

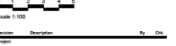
1. This drawing is copyright material and should be used only for the purpose intended in the original form.
2. This drawing is to be used in conjunction with all relevant drawings and specifications relating to the project.
3. Any existing dimensions should be checked on site and any discrepancies reported to the architect.
4. No part of this drawing, use with signed dimensions. The Contractor is to check the dimensions of the building and any discrepancies reported to the architect.
5. Dimensions are in millimetres unless otherwise stated.



Mr R Robison
Erection of Dwelling House
The Neuk
Collin
Dumfries
Floor Plan as Proposed

DATE	REV	DESCRIPTION	BY	CHECKED
15/02/2020	A1	DEC 2023	SB	MB
Drawing Title				
ARCHITECTURAL ARCHITECTS				
10 George Street				
Dumfries				
0202 2020				
www.architecturalarchitects.co.uk				
Also at: 10 George Street, Dumfries				
AT				
Drawing No. AT3812 100				

1. This drawing is copyright material and should be used only for the purpose intended in the original form.
2. This drawing is to be used in conjunction with all relevant drawings and specifications relating to the project.
3. Any existing dimensions should be checked on site and any discrepancies reported to the architect.
4. No part of this drawing, use with signed dimensions. The Contractor is to check the dimensions of the building and any discrepancies reported to the architect.
5. Dimensions are in millimetres unless otherwise stated.



Mr R Robison
Erection of Dwelling House
The Neuk
Collin
Dumfries
Site Plan as Proposed

DATE	REV	DESCRIPTION	BY	CHECKED
15/02/2020	A1	DEC 2023	SB	MB
Drawing Title				
ARCHITECTURAL ARCHITECTS				
10 George Street				
Dumfries				
0202 2020				
www.architecturalarchitects.co.uk				
Also at: 10 George Street, Dumfries				
AT				
Drawing No. AT3812 003				



General Information

This attractive plot is located by the small village of Racks, Collin. The dimensions of the plot are negotiable with the Seller. Collin has its own primary school with all other amenities being found in Dumfries which lies around 4 miles away from the site.

The planning documents can be accessed on the Dumfries and Galloway Council website using the reference **24/0145/FUL**

Services

Mains water and electricity supplies are available on site.

Viewings

The owner of the plot will conduct the viewings. He will be able to advise of further information.

Entry

By Arrangement.

Directions

Google Maps - [Racks Rd - Google Maps](#)

Offers

Offers must be submitted in Scottish legal terms to Walker & Sharpe, Solicitors, 37 George Street, Dumfries. A closing date for offers may be arranged and prospective purchasers are advised to register their interest following inspection.

Misrepresentations

1. The subjects are sold with all faults and defects, whether of condition or otherwise and the Seller is not responsible for such faults and defects, or for any statements contained in the Particulars of the Property prepared by Walker & Sharpe.
2. The Purchaser(s) shall be deemed to acknowledge that he/she/they have not entered into this contract in reliance on any said statements, that he/she/they have satisfied themselves as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Seller in relation to or in connection with the subjects.
3. Any error, omission, or mis-statement in any of the said statements shall not entitle the Purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

Further information

1. These particulars have been prepared in all good faith to give a fair overall view of the subjects. If any points are particularly relevant to your interest, please ask for further information.
2. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
3. Where any reference is made to planning permissions or potential uses, such information is given in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase.
4. Descriptions of the subjects are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that the descriptions are likely to match expectations you may have of the subjects.
5. The information in these Particulars is given without responsibility on the part of the Seller. The Particulars do not form any part of an offer or a contract.

Requirements of Writing Act

Neither these Particulars nor any subsequent communication relative to the property shall be binding upon the Seller (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Seller or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.

