

Property and Architectural Services

Cargen Tower • Garroch Business Park • Garroch Loaning • Dumfries • DG2 8PN • T: 030 33 33 3000 • W: www.dumgal.gov.uk/property



Land, Dalbeattie, Station Road
Offers over £30,000 are sought.

Viewing and Further Information

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Property and Architectural Services

Dumfries and Galloway Council

Cargen Tower

Garroch Business Park

Garroch Loaning

Dumfries

DG2 8PN

Dumfries
& Galloway



Location

The sites are situated in the busy town of Dalbeattie just beside station Road. Dalbeattie is a 13 and a half mile drive from Dumfries following the A711 Road.

The Property

The larger of the two sites is 551 sq. m. This former car park is next to station road and faces onto the smaller of the two sites. The smaller of the two sites are 428 sq. m and faces onto the larger site. The sites can be sold as one or sold separately.

Planning

A pre-planning application enquiry can be made online using a form to be found at: www.dumgal.gov.uk/planning Early advice should be sought from: Development Management, Dumfries, Kirkbank House, English Street, Dumfries, DG1 2HB. Tel: (01387) 260199

Services

Prospective purchasers are expected to make their own enquiries regarding the availability of services to the subjects.

Offers in excess of £30,000 are sought

It is likely that a closing date for offers will be set. Prospective purchasers are advised to note their interest in the property with Property and Architectural Services, preferably through their solicitor, in order that they may be advised of such dates. On the closing date, offers must be submitted either;

In writing in a sealed envelope and entitled,

Land, Station Road, Dalbeattie

All written offers should be sent to :

Legal Services

FAO Supervisory Solicitor Conveyancing

Dumfries and Galloway Council

Council Headquarters, English St, DG1 2DD

or;

emailed to (if backed up by a mailed hard copy)

propertyoffers@dumgal.gov.uk

The Council is not bound to accept the highest or any offers and late offers will not be considered.





Dumfries and Galloway Council give notice that:

1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.

2. All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown, these are approximate only.

3. Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

4. Neither these particulars nor any communications by Dumfries and Galloway Council relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.