

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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## SMALL HOLDING SITE, HARDTHORN ROAD, DUMFRIES



- Site extending to 0.71Ha (1.77Acres)
- Mains water and Electricity close to site

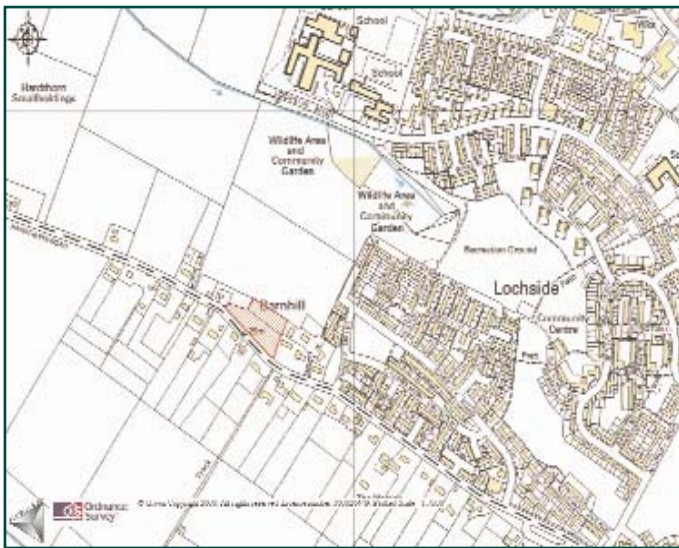
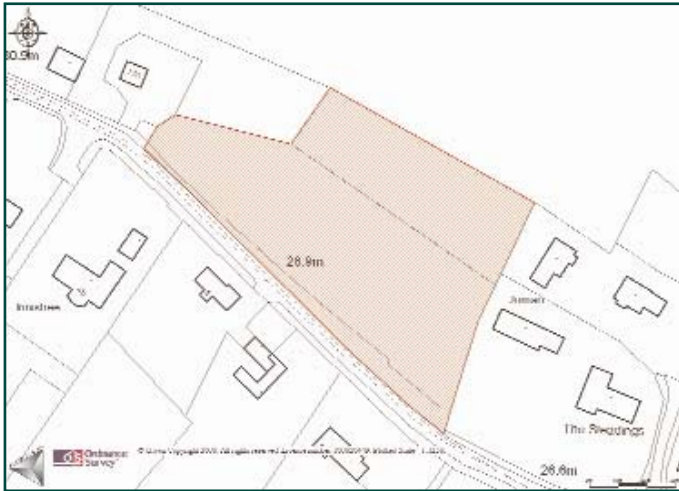
**OFFERS OVER £155,000 ARE INVITED**



Regulated by RICS

OTHER OFFICES AT ANNAN, CASTLE DOUGLAS AND NEWTON STEWART





## DESCRIPTION

The site has frontage to Hardthorn Road an established smallholding area on the edge of Dumfries. The town centre with shopping, leisure and school facilities is with in easy reach.

The site is zoned in the Local Plan for smallholding development and is offered for sale for the development of one dwelling subject to planning and statutory consents. Purchasers may wish to make their own enquiries regarding planning matters to Area Planning Manager, Dumfries 01387 260199.

## SERVICES

Mains and water and electricity are both close to the site; purchasers should make their own enquiries about the availability of connections.

Purchasers should make their own enquiries about the availability of mains drainage connections.

## ENTRY

Entry by agreement

## VIEWING

Viewing is strictly by appointment with the Sole Selling Agents G M Thomson & Co

## CLOSING DATE

Interested parties are strongly advised to record their interest with G M Thomson & Co so that they may be advised of any closing date that may be set. It should be noted that the seller reserves the right to sell the property with out setting a closing date. Additionally when a closing date is set the seller is not bound to accept the highest or any offer.

## OFFERS

Offers must be submitted in formal Scottish legal form. On the setting of a closing date offers must be submitted in writing in a sealed envelope clearly marked "Offers for Smallholding, Hardthorn Road, Dumfries" and sent to The Head of Legal Services, Dumfries and Galloway Council. Municipal Chambers, Buccleuch Street, Dumfries.

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

## PARTICULARS

These particulars were prepared on 6th June 2008 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at law.

MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

- 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.
- 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.
- No person in the employment of Messrs. G.M. Thomson & Co. has any authority to make or give any representations or warranty whatever in relation to these properties.
- 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.
- Neither these particulars nor any communications by Messrs. G.M. Thomson and Co on behalf of the sellers 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.