



C & D Property Services

Land and Estate Agents, Valuers and Surveyors

(part of Cumberland & Dumfriesshire Farmers' Mart plc
& incorporating Thomson Roddick & Laurie, agency and valuations)

Dumfries Town Centre 1 mile, Lockerbie/A74(M) 14 miles, Gretna/M6 Extension 22 miles, Annan 14 miles
(All distances approximate)



SERVICED RESIDENTIAL DEVELOPMENT LAND

LAND AT CRAIGLEA OAKFIELD BRAE, GEORGETOWN DUMFRIES, DUMFRIESSHIRE

An excellent residential development site extending to approximately 0.74 acres (0.3 hectares) with all services to hand to include water, electricity, telephone, gas and foul and surface water sewerage. The road and pavement has already been adopted with drop kerbs and street lights provided.

Georgetown is a desirable residential area within the outskirts of Dumfries, yet convenient for the town centre and having the benefit of a nearby convenience store, library, post office, two public houses and community hall. In addition two highly rated primary schools and nearby secondary schools. This green field site is committed for new housing in the Local Plan and would readily provide for luxury detached dwellings but has tremendous scope to increase the numbers for a higher density development.

GUIDE PRICE: Offers Over £650,000 are sought

17/19 High Street • Longtown • Carlisle • Cumbria • CA6 5UA

Tel: (01228) 792299 - Fax: (01228) 792284

website: www.cdproperty.co.uk - email: office@cdproperty.co.uk



DIRECTIONS

For the location of the premises, see the enclosed Location Plans. From Annan Road, Dumfries, take the turning at the roundabout into Georgetown Road and at the roundabout by the Spar shop turn left into Oakfield Brae. The site will be seen on your right.

PLANNING

The site has a specific mention within the Nithsdale Local Plan 2006 under Policy LN5 as a “site committed for new housing”. Three detached dwellings have been erected on the site and an adopted road and pavements have been provided which incorporate all required services. This is an excellent site for detached quality dwellings with ample room for a higher density development if required and the selling agents would be pleased to discuss the prospects for the site with you. All enquiries regarding planning consent should be referred to the Local Authority Planning Department. We understand there is an existing protected consent for ten semi detached units.

LOCAL AUTHORITY

Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE.
Tel: (01387) 260000.

SERVICES

More detail regarding the services and their location can be provided on request;

A. ELECTRICITY

The electricity cable is laid in the pavement adjoining the site.

B. GAS

The gas main is laid in the pavement adjoining the site.

C. WATER

The water main is laid in the verge over the road from the site but five ducts have been laid under the road into the pavement adjoining the site for water main connections.

D. SEWERAGE AND SURFACE WATER

Ten sewer tails have been laid into the site comprising five foul and five surface water.

E. TELEPHONE	The telephone services are laid in the pavement adjoining the site with ducts into the site.
F. ROAD/PAVEMENT	The road and pavement have been adopted.
G. STREET LIGHTS	Street lighting has been installed.
BOUNDARIES	The responsibility for boundary maintenance is to be confirmed.
SITE	The site extends to approximately 0.74 acres (3002 square metres) or thereabouts, with a frontage of approximately 93 metres and a depth varying from between 29 metres and 35 metres. The Vendor believes that the last known use of the site was agricultural land.
SOLICITORS	TBC.
OFFERS	Offers for the property should be submitted in Scottish Legal Form to C & D Property Services, 17/19 High Street, Longtown, Carlisle, CA6 5UA. Those parties wishing to be informed of a closing date for offers should notify the selling agents of their interest as soon as possible, to ensure that they are contacted. The vendor and the selling agents do, however, reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.
VIEWING	By appointment only with the sole selling agents on (01228) 792299.

Details prepared 29th February 2008 Ref: NPH

Important Notice

C & D Property Services for themselves and for the Vendors/Lessors of this property, give you notice that:-

1. The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
2. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid committing an offence under the Property Misdescriptions Act 1991. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
4. No person in the employment of C & D Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Property Services or the Vendors/Lessors of this property.