



C & D Property Services

Land and Estate Agents, Valuers and Surveyors

Part of Cumberland & Dumfriesshire Farmers' Mart PLC

Lockerbie 7 miles, Carlisle 20 miles, Annan 7 miles, Gretna 11 miles, Dumfries 18 miles
(All distances approximate)

Residential Lodges, Cressfield Park Ecclefechan Village, Nr. Lockerbie, Dumfriesshire



An excellent development of two or three bedroom residential lodges, which are pleasantly situated on the rural outskirts of the village of Ecclefechan with views towards the nearby wooded hill and handy for the A74(M) motorway. Ecclefechan is in southern Scotland, handy for the City of Carlisle and the M6 and also for the Scottish Central Belt. This is also an ideal location for exploring the Scottish Lowlands, the Solway, the Lake District National Park and the Northern Pennines.

The lodges have a good build quality, are well insulated and fitted to a high specification. The spacious and well laid out plots provide ample parking with scope to create a site suitable for your requirements to include garden areas if required. The lodges can be laid out internally and fitted to your own specification with plenty of storage space available. A typical layout would comprise a good sized living room/dining room with bay window and French doors to decking, a fitted kitchen, bathroom, boiler room, entrance hall and two bedrooms to include one en-suite shower room.

A light and attractive show lodge is now ready for your inspection.

PRICE: £85,000

Price based on the standard specification 12m x 6m lodge but larger lodges can be provided.
Please enquire for details to include leasehold and ground rent terms.



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LOCATION	Cressfield Park is situated in Dumfriesshire, Southwest Scotland, convenient for access to Junction 19 and 20 of the A74(M) motorway and just outside the village of Ecclefechan. There are local facilities available in Ecclefechan but the park also lies midway between the towns of Annan and Lockerbie (approx 7 miles), which have a good range of local facilities and schools. Carlisle is readily accessible (approx 19 miles) and Dumfries (approx 18 miles). This is an excellent location for exploring southern Scotland and the Solway and south on the motorway for the north Pennines and the Lake District National Park.
DIRECTIONS	For directions from Junction 19 of the A74(M) motorway, follow the signs to Ecclefechan on the B725 from the motorway roundabout. Stay on the B725 through the village and as you leave the village, take the right turning after the entrance to the Cressfield Country House Hotel. The entrance to the park will be seen on your right.
LODGES	<p>The present development is for 18 lodges from “Lindera Lodges” which provide competitively priced and well laid out quality lodges with high standards or fitting. The lodges will all have PVC double glazing, fully insulated walls, floor and roof and high specification kitchens and bathrooms. Details of Lindera Lodges can be found on their website www.linderalodges.co.uk. The lodges have full residential planning consent and therefore can be occupied throughout the year. A show lodge is presently available for inspection which provides comfortable two bedroom accommodation. The size of the lodge and layout of the internal accommodation is flexible and adjustments and amendments can be made to suit individual requirements. By way of example the two bedroom show home is set out as follows:-</p> <p>PVC double glazed front door to a spacious hallway with cloaks cupboard.</p>
Living Room/Dining Room	5.82m x 5.96m and 3.21m x 2.88m being a spacious and light ‘L’ shaped room with bay window, electric fire in surround and French doors to an external deck.
Kitchen	2.8m x 2.63m with a range of smart fitted kitchen units to include a one and a half bowl stainless steel single drainer sink with mixer tap, an integrated fridge and freezer, dishwasher, built-in oven and a four ring hob with hood over.
Boiler Room	1.71m x 1.62m having plumbing for a washing machine and work surface.
Bathroom	1.7m x 2.18m with a three piece bathroom suite.
Bedroom	3.19m x 2.82m with fitted wardrobes, dressing table and en-suite shower room 1.6m x 1.87m, to include a corner shower cubicle, WC and pedestal wash hand basin.
Bedroom	3.19m x 2.44m with fitted wardrobe and dressing table.

We understand that homes will be sold using an Agreement under the “Written Statement under Mobile Homes Act 1983”. The ground rent is £1,340 per annum which is reviewable in accordance with the RPI. The lodges are designed and targeted for those aged around 50 years or above.

The lodges will be fully carpeted and curtained and can vary in size. The show home is 12m x 6m (40’ x 20’) but consent exists for lodges up to 15.2m x 6.7m (50’ x 22’). Please enquire for details of the larger lodges and sale price.

Mains water, electricity and sewerage is available for all lodges and ducting for telephone will be provided. There will be a spacious individual garden available with parking space. The sites are all set out with views available towards hill ground to the south.

COUNCIL TAX

I understand the lodges will be in Council Tax Band A. These homes are to be sold under a written statement Homes Act 1983 Agreement. There are eligibility criteria for purchasers on the park, designed to create a quiet environment aimed at adult buyers rather than families.

LOCAL AURHORITY

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

POSTAL ADDRESS

Cressfield Park, Ecclefechan, Lockerbie, DG11 3DR.

VIEWING

By appointment with the Selling Agents on 01228 792299.

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.
3. 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.
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