

3439/IH

DUMFRIES

ANNAN ROAD

POTENTIAL RESIDENTIAL
DEVELOPMENT SITE

FOR SALE

SITE AREA 0.21ha (0.51 acres)



LOCATION & DESCRIPTION

The subject property is located approximately 1 mile to the east of Dumfries town centre close to the junction of Annan Road with Brooms Road, as shown outlined in red.

The site currently comprises a single storey display showroom, offices, and workshops, a two storey former dwelling house with a tarmac and concrete hard standing area. It is envisaged that all the existing buildings would be demolished to accommodate a redevelopment of the site. The total site area is **0.21 ha (0.51 acres)**. The total current floor area of the buildings is **1062 sq m (11,428 sq ft)**.

SERVICES

Mains gas, water and electricity and a connection to the public sewer are provided at the property. There are disused oil and diesel tanks on the site.

PLANNING

Detailed planning consent has been obtained for the redevelopment of the site for residential use incorporating 2 blocks of flats containing 18 two bedroomed apartments and 3 one bedroomed apartments with associated parking and landscaping. The application dated 20 June 2007, ref 07/P/3/0412, was approved on 18 January 2008. Details of the planning consent are available on request.

RATING

The commercial part of the property is currently described in the Valuation Roll as Garage and is assessed at a Rateable Value of £32,750. There is also a Council Tax assessment for the dwelling house falling within Band B.

TENURE

The property is feuhold and full vacant possession will be given on completion.

PRICE

Offers invited for the feuhold interest.

VAT

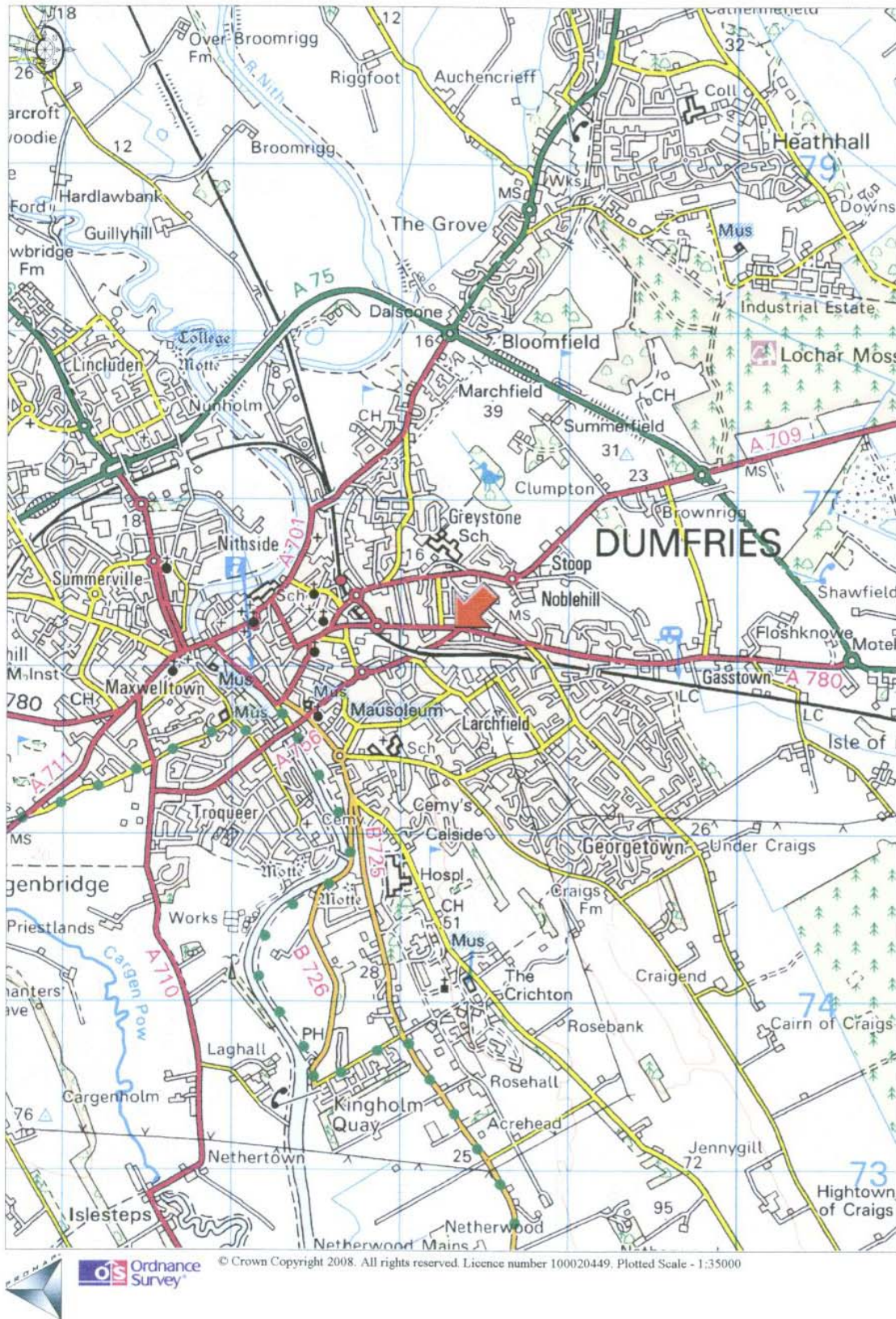
We understand that the property is not elected for VAT.

VIEWING

Arrangements to be made via Iain Henderson of Carigiet Cowen. Tel: 01228 635005.

Details prepared February 2008





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