



Main Street, St John's Town of Dalry



- Attractive village setting
- Central location
- Panoramic views
- Full planning consent
- 10 unit development
- Offers over £220,000

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located in St John's Town of Dalry which has a population of a few hundred and is set in the Dumfries & Galloway Council area on the A713, around 35 miles south of Ayr and 16 miles north of Castle Douglas.

DESCRIPTION

The subjects comprise an irregular shaped undeveloped site, set within the village centre, for which planning consent has been granted for a development of 10 detached villas.

The site benefits from good accessibility being located adjacent to the main thoroughfare serving St John's Town of Dalry. Also adjacent to the site is the local school together with a children's play park.

Site boundaries are clearly defined by concrete/timber post and wire fences.

SITE AREA

We estimate the site area to be 1.02 hectares (2.5 acres).

PLANNING INFORMATION

Planning was granted by Dumfries & Galloway Council under reference 08/P/2/0311 dated 3rd November 2014.

The development includes 2 x 3 bed villas and 8 x 4 bed villas, Plans are available upon request.

PRICE

Offers over £220,000 are invited.

Interested parties are advised to note their interest, in writing, to the sole selling agents. Only those who have noted interest will be advised of any closing date which may be set.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

VIEWING

For further information or viewing arrangements please contact the sole agents:

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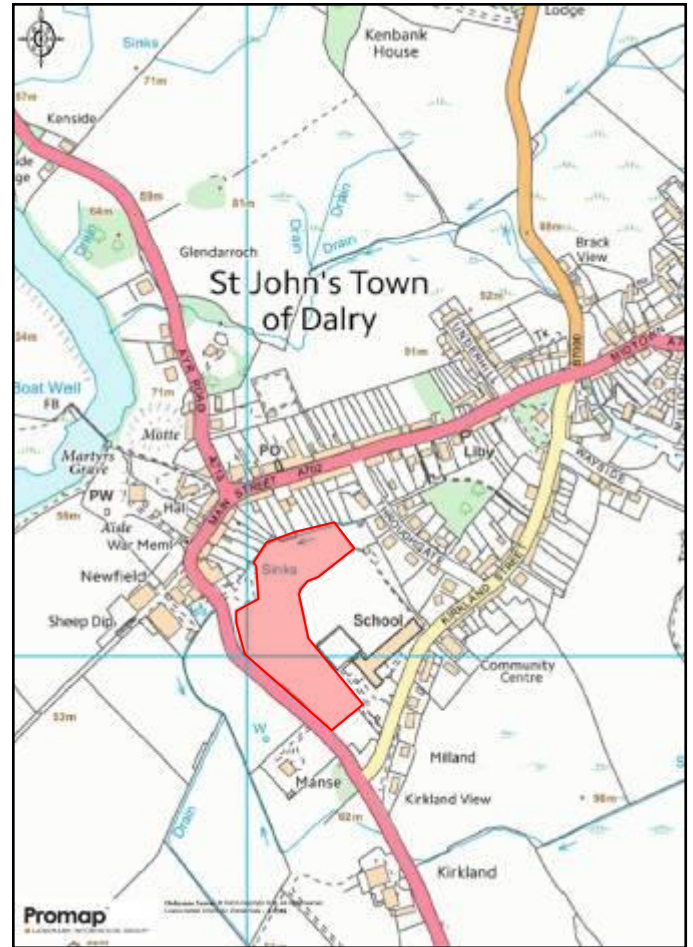
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