

FOR SALE

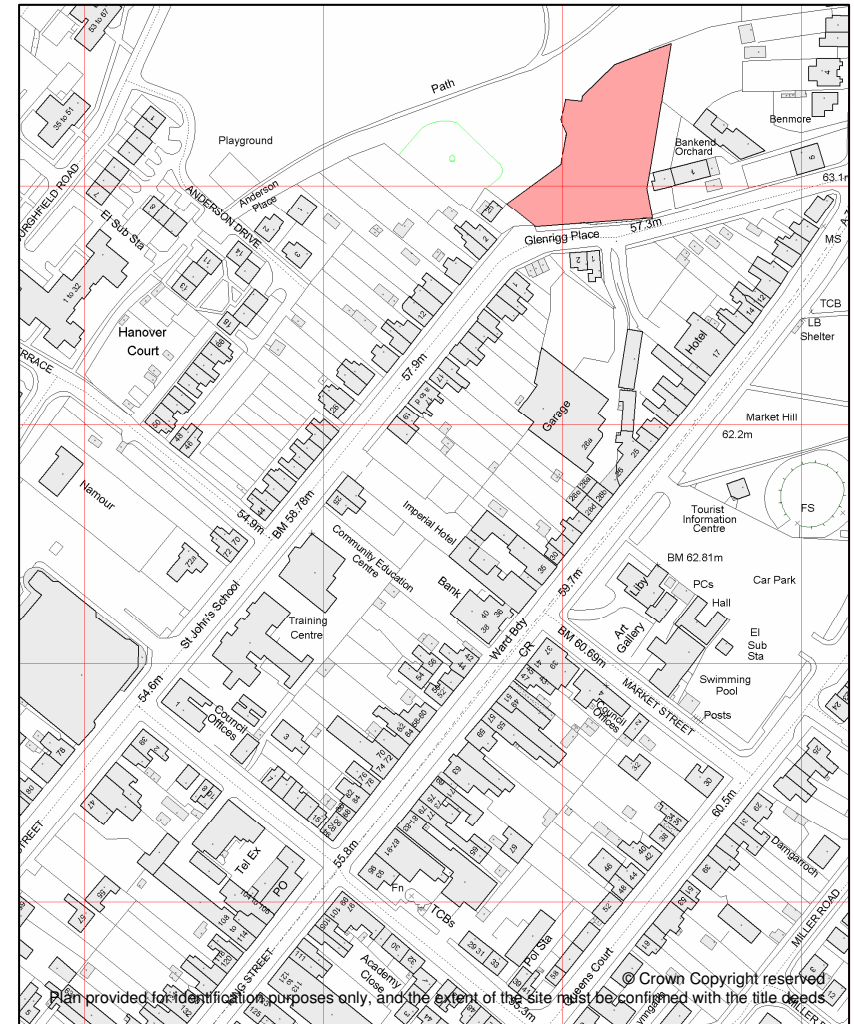
DEVELOPMENT SITE WITH PLANNING PERMISSION



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DEVELOPMENT OPPORTUNITY, GLENRIGG PLACE, COTTON STREET, CASTLE DOUGLAS DG7 1AH

- 0.278 HECTARE (0.69 ACRE) CLEARED SITE.
- Convenient and accessible location close to the town centre.
- PLANNING PERMISSSION granted 2006 for the erection of 16 flatted dwellinghouses and the formation of parking.
- Site and location also very well suited for alternative commercial development (subject to Planning) including a retail scheme or establishing a nursing/residential care home.
- **FLEXIBLE OPTIONS** AVAILABLE including, for example, a **joint venture** to develop the site, or stage/**deferred payment** of the purchase price.
- Offers in the region of £500,000 are invited.



DUMFRIES OFFICE ① 01387 264333

► Location

CASTLE DOUGLAS, with a population of around 4,070, is an attractive market town in the Dumfries and Galloway region of southwest Scotland. The town has retained much of its original character, and the wide variety of local retailers and the excellent range of facilities offered has helped Castle Douglas continue to flourish as a shopping destination. The area is very popular with tourists too, with the surrounding area boasting unspoilt countryside, forests and a varied coastline.

GLENRIGG PLACE, at the northern end of Cotton Street, is an established predominantly residential district within Castle Douglas and benefits from being located adjacent to a large expanse of open space to the north and west. The town's main shopping and business area, which is centred around King Street, is a short level walk away – and other amenities, including supermarkets and healthcare facilities, are available within easy reach.

► Description

The subjects comprise a cleared brownfield site, formerly occupied by an abattoir. The site is of irregular shape, but is generally level-lying. We calculate that the site area extends to approximately 0.278 hectare (0.69 acre) or thereby on the basis of dimensions scaled from the Ordnance Survey extract overleaf, although details will require to be verified with reference to the title deeds. Dumfries & Galloway Council own adjacent land, and our clients advise that they have indicated a willingness to offer some of this ground for sale to enlarge the site, if so required.

► Planning

Planning Permission was granted on 20th July 2006 (Ref: 06/P/2/0208) for the *Erection 16 Flatted Dwellinghouses and Formation of Parking Area and New Access at Former Abattoir, Cotton Street, Castle Douglas*. Copies of the Planning Permission documentation can be made available on request.

It is considered that the site is also ideally suited to alternative forms of development, for uses such as retail or a nursing/residential care home. Parties are respectfully advised to make their own enquiries with Dumfries & Galloway Council, Area Planning Stewartry, 4 Market Street, Castle Douglas DG7 1BE; Tel: 01556 502 351 - Fax: 01556 503 478.

► Ground Conditions

A report on ground conditions on the site was prepared by Mini Soil Surveys (Scot) Limited, following an inspection on 23rd May 2007. A copy of this report will be provided to interested parties.



► Services

It is understood that all mains service connections are on hand. All parties are respectfully advised to satisfy themselves on the availability of services and their capacity in relation to any proposed development.

► Incentives

Our clients appreciate that many developers face a variety of difficulties in procuring their proposals, and bringing schemes to fruition in the current economic and financial climate. In particular, it is recognised that one of the main issues facing developers is a general lack of funding being available from the main financial institutions. As an incentive to interested parties we would be pleased to discuss, along with our clients, proposals to help facilitate the development of this site. For example, our clients would look quite favourably at options to form a joint venture to develop the site. Alternatively, consideration may also be given to accepting stage/phased payments for the land, or perhaps deferring final payment until the development is complete or units are sold.

► Price

Offers in the region of £500,000 are invited for the site with vacant possession, and benefiting from the existing Planning Permission.

► Value Added Tax

All prices, rents and premiums, where quoted, are exclusive of Value Added Tax.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

► Costs

Each party will be responsible for their own costs incurred in this transaction.

► Entry

Early entry is available on completion on legal formalities.

► Viewing and Further Information

Please contact the sole agents to arrange a viewing of the site, or to request further information.

Viewing is strictly by prior appointment, and from a Health and Safety perspective we would request that parties do not access the site without permission.

J & E Shepherd • Chartered Surveyors
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Email. dumfries@shepherd.co.uk

Contact: Ian Young or Fraser Carson

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