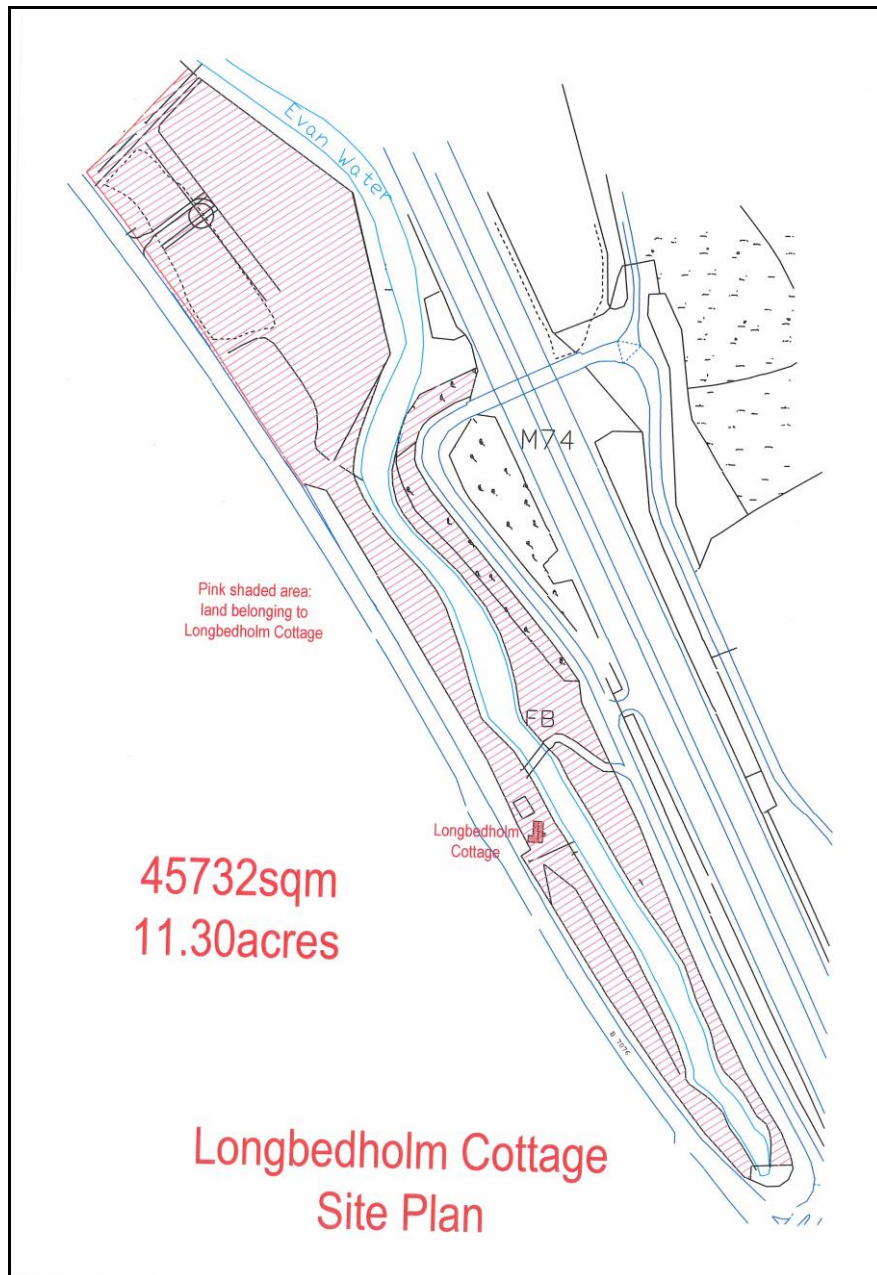


FOR SALE

DERELICT COTTAGE WITH PLANNING PERMISSION & OVER 11 ACRES

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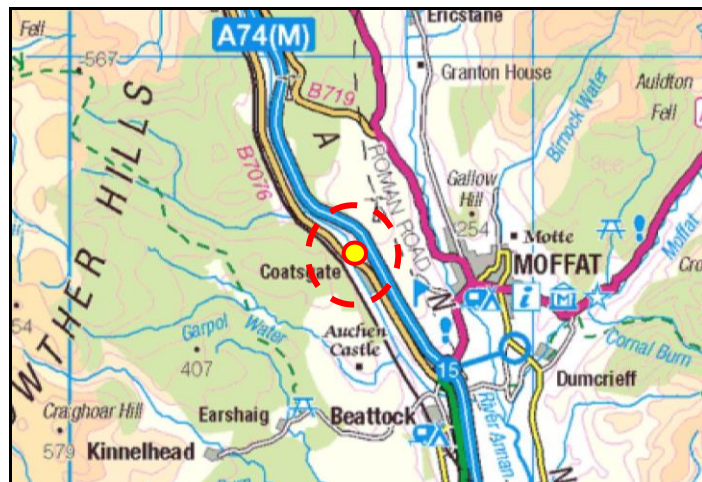
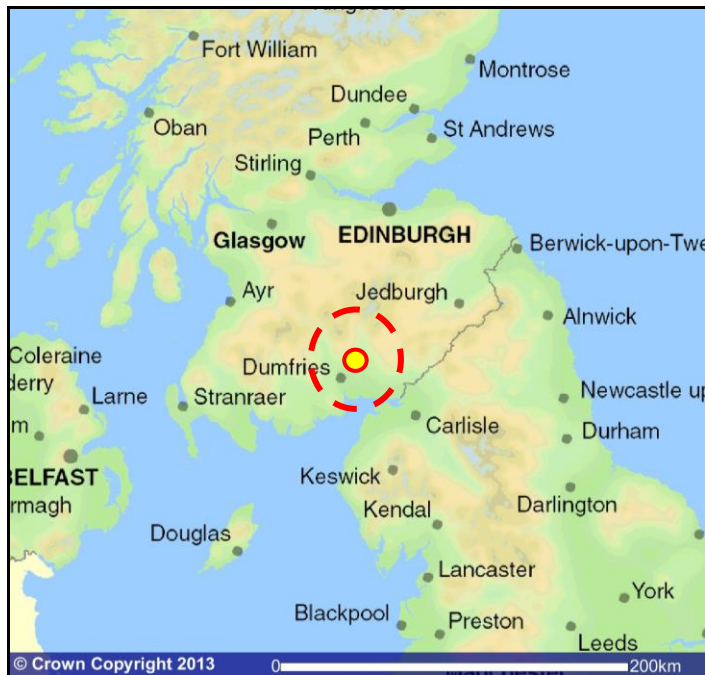


Longbedholm Cottage, Beattock, Moffat, DG10 9SL

- A rare opportunity to purchase a rural cottage set amongst 11.30 Acres or thereby.
- Planning permission to alter and extend the existing building.
- Ideal for those with horses or seeking an accessible home in the countryside.
- Offers over £85,000 are invited.

► Location

BEATTOCK, is a small commuter village in the Annandale district of the Dumfries and Galloway region of southwest Scotland. The main amenities and facilities can be found in nearby Moffat, which lies approximately 4 miles distant from the subjects by road, and is well known as a popular tourist town. Moffat also benefits from new state of the art primary and secondary schools (2010) and has a range of sporting clubs. Dumfries is the largest town in the region, lying 22 miles away and is regarded as the main shopping and administrative centre.



► Services

All interested parties are to satisfy themselves independently as to the availability and condition of services to the site.

► Price

Offers over £85,000 are invited. All prices, rents and premiums, where quoted, are exclusive of Value Added Tax. Prospective purchasers are advised to satisfy themselves independently as to the incidence of VAT in respect of this transaction.

All interested parties should note interest with this office as a formal closing date for offers may be set.

► Planning

Interested parties are advised to satisfy themselves as to the planning consent approved on the property, the conditions set out therein and the current validity of the permission.

► Entry

Entry is available on completion of legal formalities, by mutual agreement.

► Viewing and Further Information

The site is vacant and can be viewed at any time. **Persons visiting the site should take all necessary care and The Scottish Government cannot be held liable for any injuries to persons resulting from accident or injury on site.**

Please contact the sole marketing agents for further information.

J & E Shepherd • Chartered Surveyors
18 Castle Street • Dumfries • DG1 1DR
Tel. 01387 264333 • Fax. 01387 250450
Email. dumfries@shepherd.co.uk

Contact: Neil Ogston or Fraser Carson

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DG0155.2 - 21/03/2017