

Property Estates and Programmes

Cargen Tower • Garroch Business Park • Garroch Loaning • Dumfries • DG2 8PN • T: 030 33 33 3000 • W: www.dumgal.gov.uk/property



FOR SALE

Land (UPRN – 722x07)

Site located at junction of Rotchell Park and Troqueer Road, Dumfries DG2 7RD
358sqm / 3854sqft / 0.08 acres

Offers are invited over £40,000

No viewing appointment required – open site

Viewing and contact information

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www.dumgal.gov.uk/property

Property, Estates & Programmes
Dumfries and Galloway Council
Cargen Tower
Garroch Business Park
Garroch Loaning
Dumfries
DG2 8PN



Site located at junction of Rotchell Park and Troqueer Road – Google Maps

Scale 1:1000



Summary:

Grass area extending to 358sqm / 3854 sqft / 0.08 acres, or thereby.

Situated on the edge of Dumfries Conservation Area, 0.4 miles from the Dumfries Town Centre.

Situated within Protected Open Space Area (LDP2).

All future potential developments will be subject to the necessary planning and building control permissions. Potential purchasers are encouraged to complete their own due diligence and submit a pre-planning application enquiry.

Services:

No connected services, however, all services and utilities are available locally.

Rateable Value - Nil

Due Diligence:

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. Any photographs are for the purpose only of illustration only and must not be interpreted as giving any indication of the extent of the land for sale or of what is included in the sale.

Offers:

Prospective purchasers are advised to note their interest in this property with Property, Estates & Programmes, preferably through tier Solicitor, in order to be advised of a set closing date. On the closing date offers must be submitted in writing in a sealed envelope or by email clearly marked – “Land (UPRN – 722x07) Rotchell Park / Troqueer Road, Dumfries DG2 7RD”

All offers should be sent to:

Legal Services – FAO Supervisory Solicitor, Conveyancing, Council Headquarters, English Street, Dumfries, DG1 2DD; or emailed to propertyoffers@dumgal.gov.uk

The Council is not bound to accept the highest offer received and late offers will not be considered.

Dumfries and Galloway Council give notice that:

1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown, these are approximate only.
3. Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
4. Neither these particulars nor any communications by Dumfries and Galloway Council relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.