



Site B Heathhall Business Park, Dumfries, DG1 3PH

For Sale

Development



- Commercial Development Site
- Suitable for a number of uses
- Offer over £250,000
- 16.45 Ac (6.66 Ha)

Location

Dumfries lies around 75 miles south of Glasgow and some 35 miles northwest of Carlisle. It is the largest town in the Dumfries and Galloway region with a population of approximately 31,600. Heathhall Business Park is located 2.5 miles north of Dumfries town centre, in the Dumfries and Galloway local authority area. The park is accessed off a main arterial route to the north of the town, Edinburgh Road (A701), which leads to Junction 15 of the M74 motorway (18 miles north). The surrounding area consists of office, industrial and residential properties.

Description

The site comprises a roughly rectangular shaped undeveloped land which is relatively flat in nature which formed part of a former airfield. The site would be suitable for a number of potential commercial uses subject to obtaining the necessary statutory consents.

Site Areas

The site extends to approximately 16.45 acres (6.66 hectares).

Town Planning

The site is situated within the Dumfries and Galloway Local Development Plan and is allocated for business and industrial development uses.

Price

The heritable interest in the subjects is offered for sale at a price of £250,000.

VAT

We can confirm that the purchase price will be subject to VAT.



Ground Conditions and Utilities

Interested parties are advised to satisfy themselves on the site's suitability for development and to undertake their own enquiries with utility providers. The vendor is able to supply a Development Feasibility Report for the site, although it should be noted that this is for information only and that no warrant is offered from either the vendor or the consultant. A copy is available on request.

Legal Costs

Each party will be responsible for meeting their own legal costs in respect of this transaction.

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of publication: January 2021.



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