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FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY



PALNACKIE, DUMFRIES AND GALLOWAY

- PLANNING CONSENT IN PRINCIPLE GRANTED FOR RESIDENTIAL DEVELOPMENT
- OUTSTANDING VIEWS FROM A GREENFIELD SITE
- SITE AREA - 1.662Ha (4.11 acres) OR THEREBY

VIEWING

By contacting Ryden:

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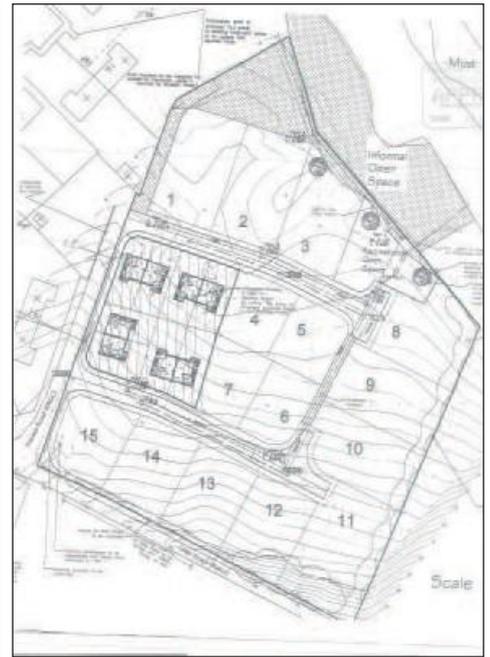
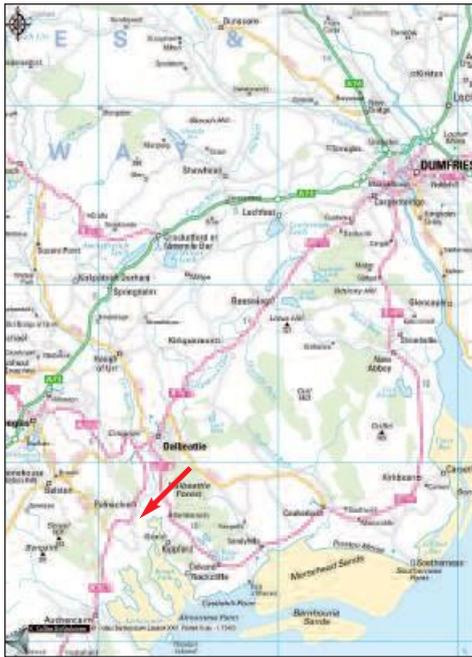
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LOCATION

The site is situated within the small Stewartry village of Palnackie, offering a countryside location but being within easy drive of Castle Douglas, Dalbeattie and Dumfries towns.

Palnackie is situated approximately 17 miles south west of the town of Dumfries, with good access from the A711, which also links into the nearby towns of Dalbeattie (3 miles) and Castle Douglas (6 miles).

THE SITE

The site is situated on the south eastern fringe of the existing residential development serving the village, offering tremendous open outlook over the surrounding countryside.

The site is sloping from south to north and situated at the junction of Glen Road and the adopted private road which currently services other residential units and from which the main access points into the site will be formed.

PLANNING

A planning consent in principle was granted on 1 July 2015 for a residential development. A copy of the planning consent and associated Section 75 can be provided to interested parties.

DEVELOPMENT OPPORTUNITY

This site offers a very rare opportunity to develop a very attractively positioned site which will benefit from a local rural position with outstanding outlook and having the benefit of town facilities situated in nearby Dalbeattie and Castle Douglas.

The village has the benefit of a shop, public house and local school.

SITE AREA

Site area amounts to 1.662Ha (4.11 acres) or thereby

FURTHER INFORMATION

A small pack of additional information, including a copy of the planning consent, can be made available to parties who register their interest in writing, with the sole selling agents.

PRICE/OFFERS

Offers are invited for our client's heritable interest in the subjects, with vacant possession. The price is to be paid in full on the date of entry.

A closing date for receipt of offers will be set and it is imperative that all interested parties register their interest in writing with Ryden LLP as sole selling agents, in order to receive the necessary further information pack and to be advised of the final date for receipt of competitive bids.

All offers must stipulate a headline price for the site and if any abnormal costs are anticipated, then these should be identified and if possible, costed to show the various elemental breakdown and how this is calculated in terms of the price within the offer.

Our client's preference is to receive non conditional offers, with an early date of entry and payment.

Our clients may reserve the right to introduce claw-back or top-up provisions which could operate in the event of any enhancement value arising from any subsequent change of use or increase in site density or altered planning conditions.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

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