

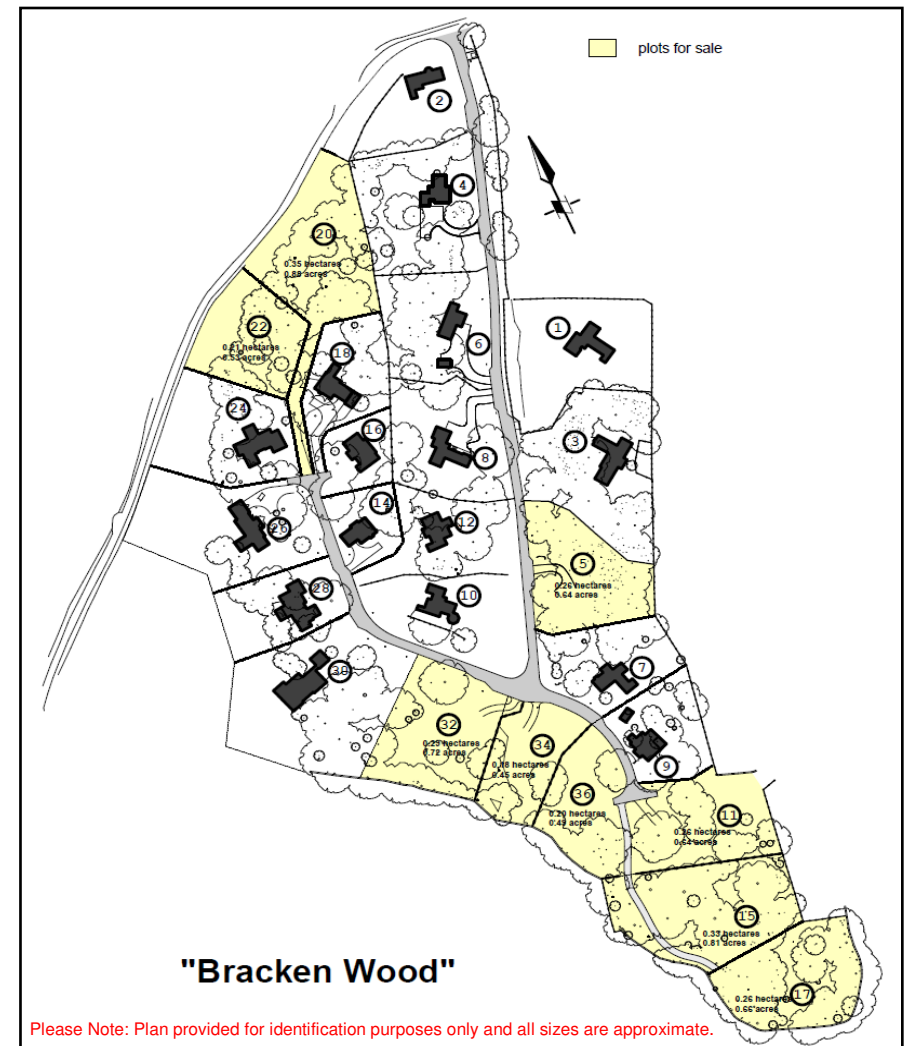
FOR SALE

REMAINING PLOTS IN PRIVATE RESIDENTIAL DEVELOPMENT SITE

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BRACKEN WOOD, GATEHOUSE OF FLEET, DG7 2FA

- 9 remaining plots totalling 2.34 Hectares (5.82 Acres) or thereby.
- Sites ranging from 0.18 Hectares (0.45 Acres) to 0.35 Hectares (0.88 Acres) or thereby.
- **Purchase offers are invited for all 9 plots, as well as multiple plot packages and individual plots.**
- Natural oak wood setting on the outskirts of Gatehouse of Fleet, with easy access to the A75 Gretna to Stranraer Road.
- Roadways largely completed and services, including mains gas, generally laid to the site.
- **Price on application for all 9 plots.**
Individual plot prices from £80,000.
Multiple plot packages by negotiation.



► LOCATION

GATEHOUSE OF FLEET is an attractive settlement in the southwest of Scotland, with a population of around 11,000 persons. It is bypassed by the A75 trunk road, and is situated some 13 miles west of Castle Douglas and 8 miles north west of Kirkcudbright, where a good range of local amenities are provided.

Bracken Wood is located less than 1 mile from the edge of the main settlement, and is situated within a natural oak wood. Some of the plots benefit from an elevated position, which provides views over the surrounding countryside.



► DESCRIPTION

The subjects comprise a unique opportunity to undertake private development, offering generous plot sizes. The site topography reflects that of a wild woodland setting and allows the integration of natural landscape features. The whole extent of the remaining site is approximately 2.34 Hectares (5.82 Acres) or thereby, although details will require to be verified with reference to the title deeds.

J & E Shepherd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that (i) the particulars and plan(s) are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue, but intending purchasers or tenants should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; and, (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of Value Added Tax in respect of any transaction.

► ROADS

The roadways are largely completed and the developer will be required to complete these to Local Authority adoption standards, including installation of adequate street lighting. A deposit has been lodged with the Dumfries & Galloway Council as a Roads Bond.



► PLANNING

Any prospective purchasers should make their own enquiries with the Dumfries & Galloway Planning Department to ensure that their own preferred design is likely to meet with approval. All of the existing houses within Bracken Wood have individual designs. It is considered that any design sympathetic to the existing houses would receive approval.

Examples of house design previously considered for some of the available sites and a full site topographical survey can be provided on application.

► SERVICES

The services of gas, electricity, water and sewerage have generally been laid to the site, although individual purchasers would have to make their own connections to the mains services as laid. It may be the case that plots 15, 17, 20 & 22 will require septic tanks to be installed or need a pump system to connect to the mains sewer.



► OFFERS

Price on application for the whole of the remaining site. Individual plot prices from £80,000. Enquiries on individual plots should be directed to Messrs Williamson and Henry.

The sellers are happy to negotiate the sale of multiple sites and it will be noted from the plan that Plots 32, 34, 36, 11, 15 and 17 form a nice continuous package either as a whole or subdivided. Plots 20 & 22 would also develop well together.

► ENTRY

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

► GENERAL ENQUIRIES & VIEWING

General enquiries regarding this site, or arrangements to view, should be made through the joint marketing agents.

Messrs Williamson & Henry Contact: Property Office
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