

TO DUMFRIES & STRANRAER

TO GRETNA, M74, M6 &
THE SOUTH

A75

FOR SALE **INDUSTRIAL DEVELOPMENT PLOTS**

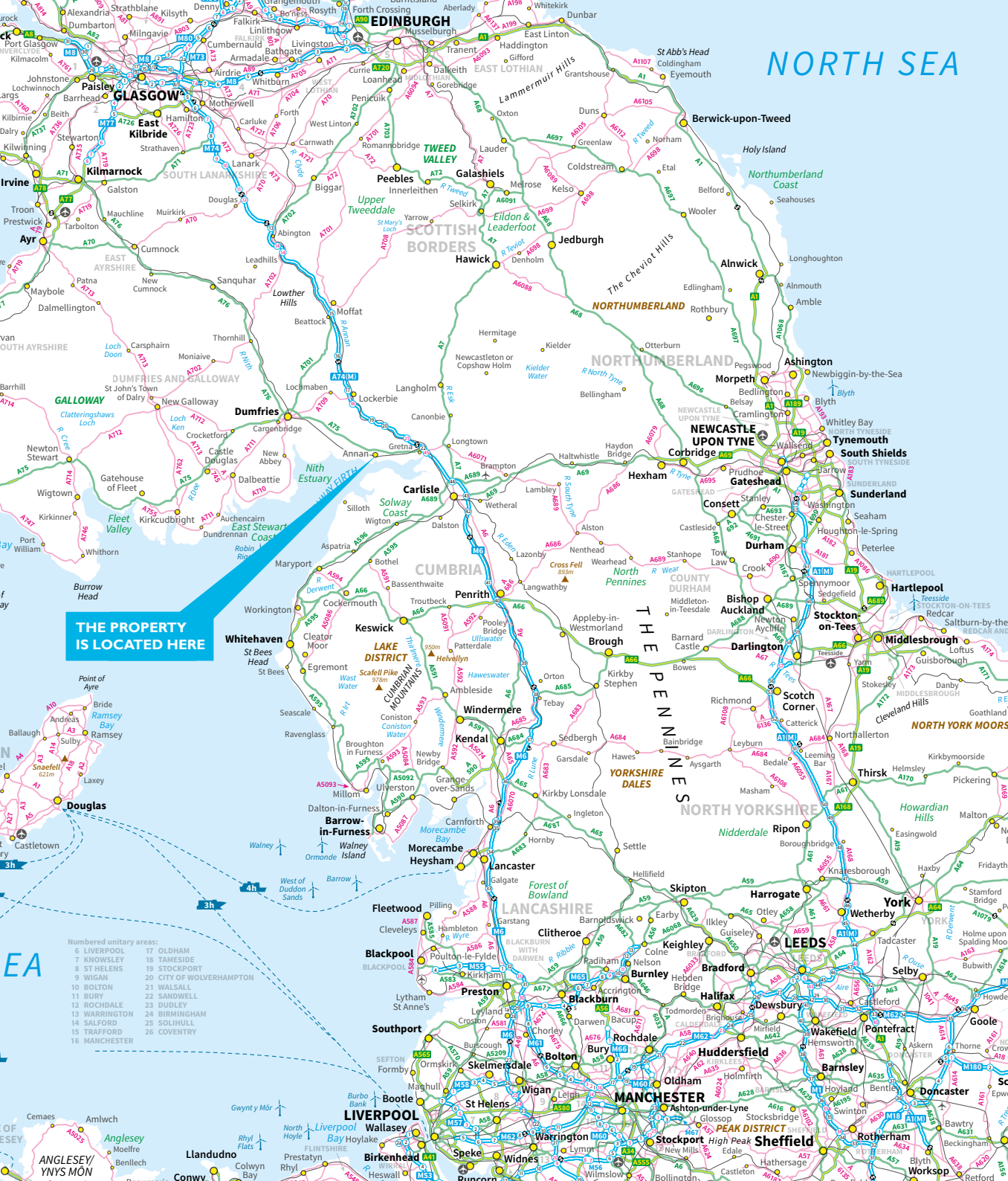
PLOTS 8, 9, 10 & 15

ANNAN BUSINESS PARK • STAPLETON ROAD • ANNAN • DG12 6TZ

DM HALL
CHARTERED SURVEYORS

ON THE
INSTRUCTIONS OF





THE PROPERTY IS LOCATED HERE

- Located on the eastern edge of Annan
- Close to the A75 and a 15-minute drive to the M74/M6 junction
- Fully serviced, industrial development land
- Various plots starting from 1,310 sqm (0.32 acres)
- Plots available from offers over £30,000

LOCATION

Annan Business Park is located on the eastern periphery of Annan and is a recently developed business and industrial park with residents including Carrs Billington, Ponsse, Eco, Howdens and Screwfix.

The adjacent A75 road route offers the following distances and drive times:

LOCATIONS	DISTANCE	DRIVE TIME
M74/M6 (Gretna)	8 miles	14 mins
Dumfries (via A75)	16 miles	26 mins
Carlisle (via A75/M6)	19 miles	33 mins
Glasgow (via M74)	84 miles	1hr 24 mins
Cairnryan (via A75)	92 miles	2hr 4 mins
Manchester (via M6)	138 miles	2hr 30 mins

Annan is located within the Dumfries and Galloway region in south west Scotland and has a population of around 8,000 persons, with a regional catchment of around 150,000 persons.

DESCRIPTION

Various development plots are available with potential to merge for larger developments. Further information on services and ground conditions is available from the selling agents.

The plots are allocated for business and industrial uses in the Dumfries and Galloway Local Plan.

AREAS

The plots extend to the following gross areas:

Plot 8	1,780 sqm	(0.44 acres)
Plot 9	1,360 sqm	(0.34 acres)
Plot 10	1,310 sqm	(0.32 acres)
Plot 11	1,320 sqm	(0.33 acres)
Plot 15	3,230 sqm	(0.80 acres)

The presence of overhead power lines to the southern border of the plots and the north of Plot 15 will restrict the net developable area, further details on application

PRICE

Prices are as follows on an 'offers over' basis:

Plot 8	£35,000
Plot 9	£30,000
Plot 10	£30,000
Plot 11	£30,000
Plot 15	£60,000

Prices agreed will be on the basis of an initial grassum payment and a 125 year ground lease, which will convert to ownership upon completion of works.

Closing dates may be set in due course. All interests should be lodged with the selling agents for updates. Please note that offers are subject to South of Scotland Enterprise board approval.

Prices are quoted exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

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VIEWING & FURTHER INFORMATION

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