



# For Sale

## Land to the north of Old Graitney Road, Gretna, DG16 5JW

Excellent 6.20 acres (2.51 ha) residential opportunity in Gretna, with approved Planning in Principle

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## Highlights

- Freehold for sale by informal tender
- Residential development opportunity
- Approximately 6.20 acres (2.51 ha)
- Situated within the historic town of Gretna
- Benefits from approved Planning in Principle for residential development for an indicative 45 dwellings
- Situated in close proximity to the M6 and A74(M) motorways

**Deadline for offers: 1pm on  
Friday 2nd July 2021**



## The Opportunity

Avison Young are delighted to offer to the market an excellent opportunity to purchase a substantial and attractive residential development site in Greta.

The land to the north of Old Graitney Road extends to 6.20 acres (2.51 ha) and benefits from approved Planning in Principle for residential development.

The site offers a significant development opportunity to deliver a high quality residential housing scheme within the historic town of Greta.

The property sits on the south western side of the town, with far reaching views across open countryside, towards the Solway Firth.

## Description

In terms of topography, the property is relatively flat and level. Along the western boundary, a ditch separates it from the adjacent field, which is not in the current landowner's ownership.

Access to the property is from Old Graitney Road only.

The site is currently in agricultural use.

## Situation

The property is located close to the local amenities in Greta, on the south western side of the town, just off Old Graitney Road.

The immediate surrounding land is used for agricultural purposes to the south and west, with housing to the north and east.

## Disposal Process

We are instructed to market the freehold interest in the property for sale through an informal tender process.

Further information about this process, including a guidance note for bidders and a bid pro forma, is available as part of the supporting information pack in the data room. For access, please contact Rachael Foster.

## Informal tenders are invited by the bid deadline of 1pm on Friday 2nd July 2021.

Any bids received prior to this date will be considered at the time of receipt .

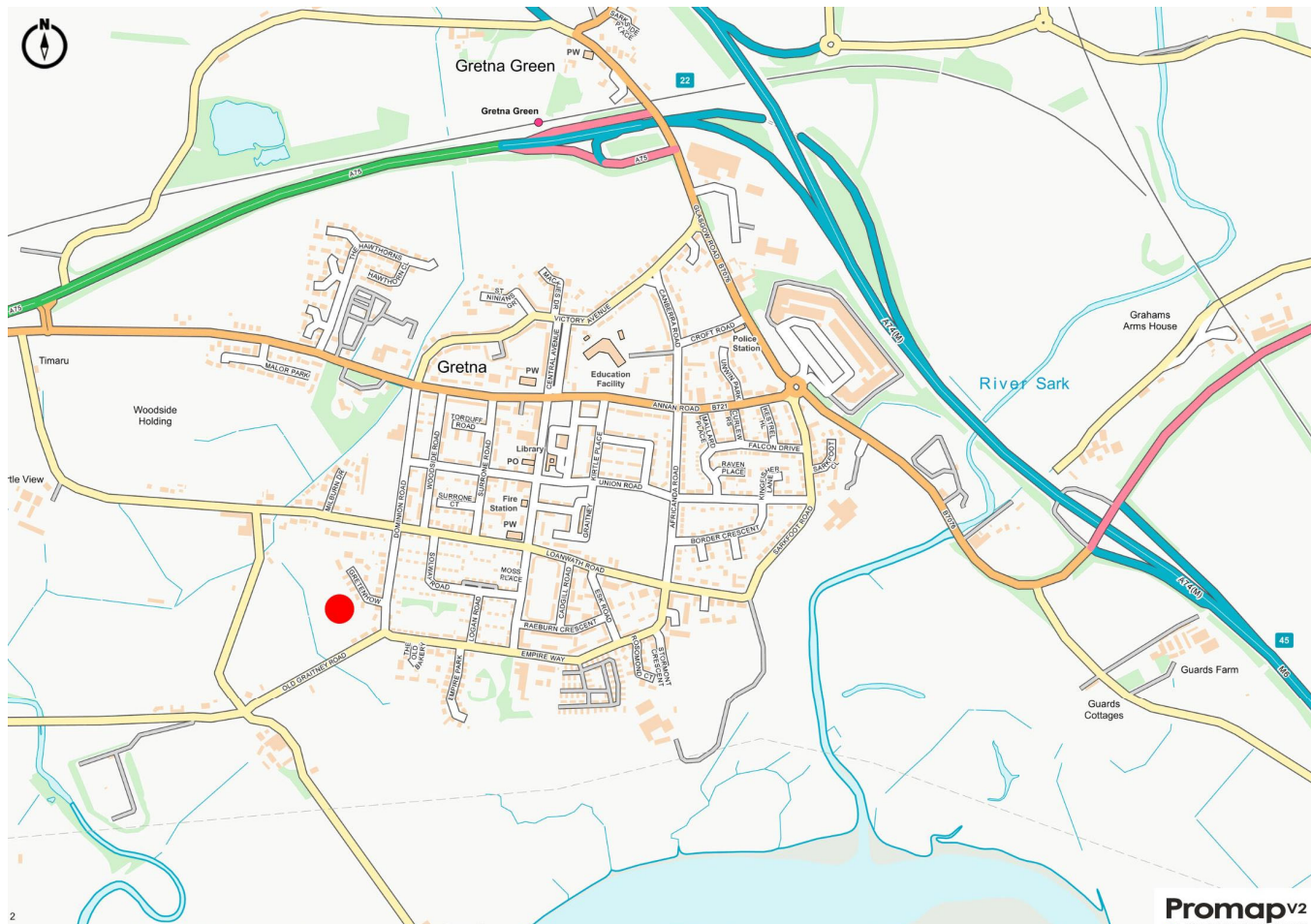
It is our client's expectation that Exchange of Contracts will take place prior to the end of October 2021.

## Viewings

Interested parties can view the property externally from Old Graitney Road. Access onto the site without prior consent is prohibited.

If you require access onto the site, please contact Rachael Foster in the first instance.





## Location

Gretna is located 10 miles to the north west of Carlisle and 27 miles to the east of Dumfries. Glasgow is 88 miles to the north west and Edinburgh is 90 miles to the north.

The town lies within the administrative boundary of Dumfries and Galloway. Gretna is a planned town and was originally built during the First World War to provide homes for 30,000 munitions factory workers.

Today, Gretna is a popular tourist destination, often acting as a gateway town for exploring Scotland. As such, there are a large number of hotels and B&B's in the town, providing accommodation for visitors.

Gretna is well connected. It is located to the west of J45 of the M6 motorway and provides quick and easy access to Carlisle. At J45, the M6 motorway becomes the A74(M), which in turn, becomes the M74 motorway at J13, to connect through to Glasgow.

Gretna Green train station is within walking distance of the town and has regular services to Dumfries and Carlisle, with journey times of 26 minutes and 12 minutes respectively. Both of these destination stations connect to the wider UK rail network.

## Planning

The site is allocated for housing within the Dumfries and Galloway Local Development Plan, with an indicative yield of 45 units.

In August 2017, an application for Planning Permission in Principle was approved for residential development on the site.

An indicative scheme layout submitted with the planning application proposed a mix of 3-bedroom detached/semi detached units and 4 - bedroom detached units, arranged in a linear fashion along a proposed estate road with cul-de-sac spurs.

The approved Planning in Principle is subject to a small number of conditions which must be discharged prior to the commencement of development on site. Please see the data room for further information.

The current Planning in Principle decision was due to expire in August 2020, however this deadline has been extended to 31 March 2022 due to the Coronavirus Pandemic.

## Title

The property will be sold with vacant possession.

## Supporting Information

The following information is available from the data room.

Please email Rachael Foster for access:

- Guidance note for bidders
- Bid proforma
- Location plan
- Planning in Principle design and access statement
- Planning in Principle decision notice
- Signed Section 75 agreement
- Indicative scheme layout
- Ecology report
- Flood risk assessment



**If you would like to know  
more please get in touch.**

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