



**WILLIAMSON
& HENRY**

Solicitors & Estate Agents



Building Plots at Bracken Wood, Gatehouse of Fleet, DG7 2FA

Bracken Wood is a unique situation with the plots enjoying generous proportions within a natural oak wood setting, just outside Gatehouse. The plots are offered without any "tie-in" to any builder, leaving purchasers free to design and build their own properties.

The roadways are largely completed and the developer will complete the roads to Local Authority standard.

Mains services of water, sewerage and gas are readily available.

(For illustration purposes the adjacent photographs show houses that already been built and in private ownership)



Bracken Wood is an exceptional location. The house plots here are unusually large and that, combined with the natural oak wood setting, make for a unique and private development. A plan is included within these Particulars to show which plots (about two thirds of the total) are already sold and built on, and which are still available to be purchased.

It is anticipated that purchasers will buy their plot and engage their own Architect and Builders. Any prospective purchasers should make their own enquiries of the 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 and there are no two which are the same. It is considered that any design sympathetic to the existing houses would receive approval. The Developers would expect any plot to be developed within three years of purchase unless a contrary agreement at the outset is entered into.

The Site Plan includes an approximate indication of the acreage of each site. The following Price Guides are given as the price for the plot only, for the following plots:-

Plot 5 - £60,000

Plot 11 - SOLD

Plot 15 & 17 - £125,000

Plot 20 - £100,000

Plot 22 - £60,000

The sellers would be happy to discuss a global discount for builder developers wishing to acquire multiple sites and it will be noted from the plan that 15 and 17 form a nice continuous package, either as a whole or subdivided, and 20 and 22 would develop well together.

The services of gas, electricity 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. However, it may be the case that the top plots, 15 and 17, may require septic tanks and if not, may have to have a pumped system to connect to the mains sewer. The Developer will retain responsibility for completing the roadways and street lighting and a deposit has been lodged with the Dumfries & Galloway Council as a Roads Bond.

ENTRY

Subject to negotiation.

GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding these plots, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk), with whom Offers (in the appropriate Scottish form) should be lodged.

Alternatively, (particularly for those interested in packages or multiple sites) please contact the joint Selling Agents, J & E Shepherd, Surveyor, 18 Castle Street, Dumfries, DG1 1DR (Tel: 01387 264 333) (Fax: 01387 250 450).

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright, the Legal Post Number is LP-1 Kirkcudbright and the Fax Number is 01557 332057.



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

GATEHOUSE OFFICE: (Tuesdays only), 32 High Street, Gatehouse DG7 2HP Tel: (01557) 814293

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

www.williamsonandhenry.co.uk