



Building Plot for 5 Dwellinghouses (2.12 acres), Roucan Road, Collin, Dumfries, DG1 4JF (individual plots available)

Guide Price £260,000

PRICE REDUCED BY £20,000 Available as a whole or in separate plots, this is a fantastic opportunity to purchase an area of ground which has previously had planning permission in principle for 5 dwellinghouses with detached garages. This attractive plot of around 2.12 acres (0.86 hectares) is located in the small village of Collin. Collin has its own primary school and all other amenities can be found just over 4 miles away in Dumfries.

This plot of ground is well positioned for easy access to the A75, to the M74 and to railway stations in Dumfries and Lockerbie offering connections throughout the United Kingdom.

The previous planning documents can be accessed on the Dumfries and Galloway Council website using the references 10/P/3/0094 and 09/P/3/0383. Letter of Intent also available by request from Braidwoods Solicitors.

SERVICES

The sites are not currently serviced, however, it is understood that all mains services are close to hand subject to availability of connection by the relevant Statutory Undertakers.

VIEWING

The sites may be viewed at any time during normal daylight hours.

DIRECTIONS

Entering Collin from the Lockerbie Road the ground is on the right hand side.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



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