

Land at Pointhead

Penpont, Dumfries & Galloway, DG3 4BA

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Bell Ingram

An excellent opportunity to acquire a potential development site within the charming village of Penpont in Dumfries & Galloway.

The land is currently listed in the Dumfries & Galloway Local Development Plan 2. The site is designated as an allocated housing site (ref PNT.H1).

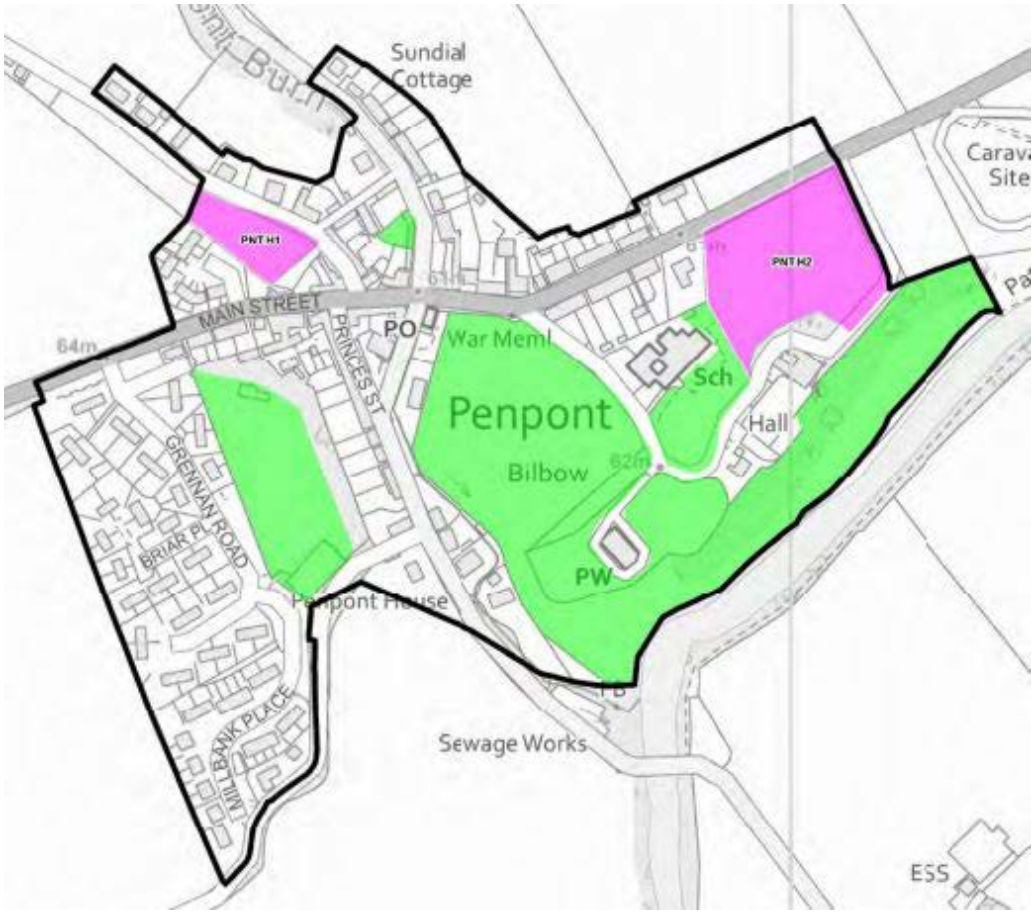
Total area 1.37 acres (0.55 hectares) or thereby.

Offers over £75,000

Situation
Penpont is a small, rural village west of Thornhill in Dumfries & Galloway in the foothills of the Southern Uplands. The A702 road runs through the centre of Penpont. The village boasts a primary school, a small village shop and the Three Villages Café. Located approximately 2 miles away, the village of Thornhill is an attractive and picturesque village providing good local services. The village boasts a comprehensive range of shops including two small grocery stores, a chemist, a butcher, a baker, hairdressers, various gift/clothes shops, library, cafes/restaurants and two small hotels. The village also has a dentist and a health centre. There is also a golf course located on the outskirts of the Thornhill. The town of Dumfries, located 17 miles to the south of Penpont, provides a larger range of amenities including a wider range of shops, retail outlets and a major hospital. The town is also home to the Crichton University Campuses of both the University of Glasgow and the University of South West Scotland. Train stations are located in both Dumfries and Sanquhar providing a direct link to Glasgow City Centre. Prestwick Airport is located approximately 40 miles away, with Edinburgh and Glasgow Airports being slightly further away at 60 miles and easily accessed from Penpont.

Access
Access is currently off the A702 in the centre of Penpont, onto Bog Road.

Description
The land at Pointhead extends to 1.37 acres (0.55 ha) or thereby and has previously been used for livestock grazing. The field is sightly sloped down towards Penpont village and forms the PNT.H1 Allocated Housing Site. The land is currently included in the Dumfries & Galloway Local Development Plan 2. It is located centrally within the village and can be accessed currently from Bog road but future development access is to be adjacent to the existing Tynron View Development.



Services
The land is well fenced and considered stockproof. There is no water serving the land but services run close by.

Mineral Rights
To the extent they are included within the vendor's title.

Local Authority
Dumfries & Galloway Council
English Street
Dumfries
DG1 2DD
Tel: 030 33 33 3000

Date of Entry
By mutual arrangement.

Servitude Rights
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Plans, Areas and Schedules
These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing Arrangements
Viewing is strictly by appointment with the selling agents. Please contact the Ayr Office on 01292 886544 to arrange a suitable time.

Closing Date
A Closing Date may be fixed and we would advise prospective purchasers to register their interest with Bell Ingram Ltd, 33 Sandgate, Ayr, KA7 1BG.

Purchasers should have their solicitor submit a Letter of Intent for the whole, detailing the price, date of entry and any conditions which they require to attach to their offer. The solicitors acting on behalf of the vendor will then issue an offer to sell to the successful purchaser.

Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set.

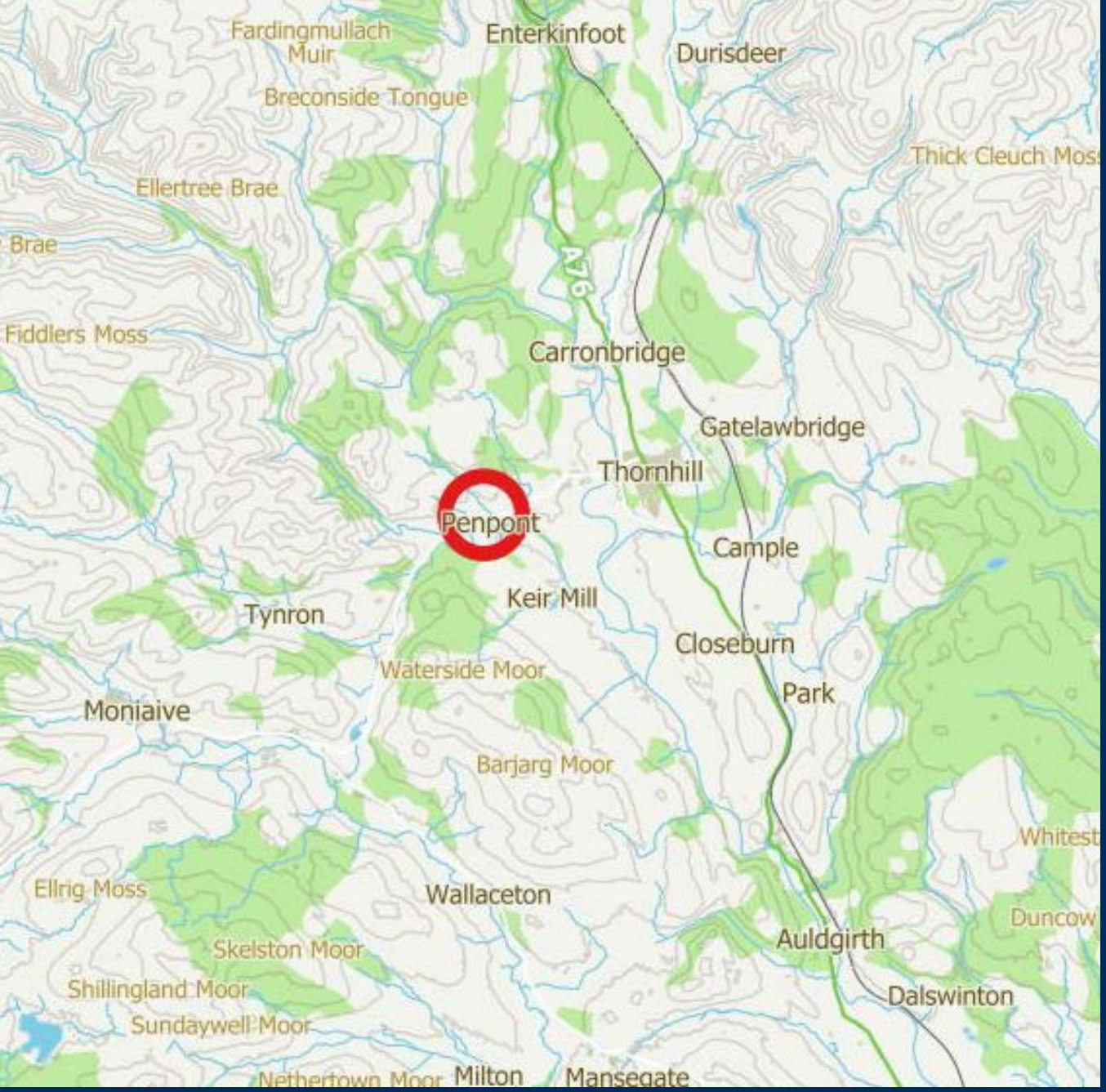
Important Notice
These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram Limited or its directors or employees assume any responsibility therefore. In particular:

i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;

ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars:

iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.









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