



37 George Street, Dumfries, DG1
1EB

Tel: 01387 267 222

Fax: 01387 254 775

DX 580619 & LP 14 Dumfries

Email: law@walker-sharpe.co.uk



Development Plot @ Oakdale, Manse Park, Thornhill

0 Bedrooms | Offers over £95,000

Large building plot in good sought after residential development with panoramic views over open countryside but still attached to the village.

Planning Permission in Principle for a detached three bedroom bungalow with good sized garden and garage. Water sewerage diversion has been accepted (should the house Purchasers house design necessitate).

Copies of the planning documents are available from the Selling Agents, upon request.

General Information

Location

Thornhill is located in the Mid Nithsdale Area of Dumfries & Galloway and is surrounded by the Nithsdale Valley with Carsphairn and Scaur range to west and Lowther Hills to east.

Drumlanrig is the main street with roundabout heading off forming a grid pattern.

From the Drumlanrig Road roundabout coming from Dumfries direction if you go to the third right at the roundabout onto Manse Road. At the garage take the left fork and follow this up beyond the church and take the first road on the right into Manse Park development.

Amenities

Thornhill also known as the 'ducal village' is set in miles of beautiful countryside. This scenic part of the world is steeped in history with quiet country lanes and heritage trails. The main street of Thornhill itself is bustling with activity and has a multitude of local amenities including retail outlets, takeaways, cafes, pubs, hotels, food stores, large pharmacy, garage, Post Office and Sorting Office.

There are leisure facilities including Bowling Green, squash court, golf course and the River Nith which is nearby is a popular fishing venue. There are a number of places of interest including woodlands, castle nearby and lochs. For walking and cycling enthusiasts there is an array of hill walking and biking trails including river walks with picnic areas.

There is a small hospital and health centre. All under one roof school facility which caters for nursery, primary and secondary levels. Thornhill church.

Thornhill is on excellent bus route to Moffat, Edinburgh, Glasgow, Ayr and more.

Development Site

Planning Permission in Principle has been obtained from Dumfries & Galloway Council with the relevant planning documents, Ref 18/0169/PIP and 18/1793/PIP, dated 7th February 2018, and are available from the Selling Agents upon request.

There is an example of the design layout which suits the plot but clients can design their own bungalow layout to suit them. The plot also has adequate space for generous sized garden with potential wrap around driveway to front in order that a garage could be included.

Services

Mains water and electricity supplies are available on site. Please note that Scottish Water have given approval for a sewer diversion to the owner in which any potential purchaser can then act upon. (should the house Purchasers house design necessitate). Please see new plan below of sewage layout.

Viewings

The owner of the plot will be doing the viewings. He will be available to advise of further information.

Entry

By Arrangement.

Offers

Offers must be submitted in Scottish legal terms to Walker & Sharpe, Solicitors, 37 George Street, Dumfries. A closing date for offers may be arranged and prospective purchasers are advised to register their interest following inspection.

Misrepresentations

1. The subjects are sold with all faults and defects, whether of condition or otherwise and the Seller is not responsible for such faults and defects, or for any statements contained in the Particulars of the Property prepared by Walker & Sharpe.
2. The Purchaser(s) shall be deemed to acknowledge that he/she/they have not entered into this contract in reliance on any said statements, that he/she/they have satisfied themselves as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Seller in relation to or in connection with the subjects.





37 George Street, Dumfries, DG1 1EB

Tel: 01387 267 222

Fax: 01387 254 775

DX 580619 & LP 14 Dumfries

Email: law@walker-sharpe.co.uk

www.walkerandsharpe.co.uk