



**BUILDING PLOT AT HARDGATE,
CASTLE DOUGLAS, DG7 3LD .**

INTRODUCTION

The Building plot is situated on the outskirts of the hamlet of Hardgate. The property occupies about 1,038m² adjacent to Beech Tree Cottage, as indicated on the plan which forms part of these particulars. The plot was previously granted permission for a two storey dwelling (planning ref: 12/P/2/0080), this permission has now lapsed and any potential purchaser(s) should make their own enquiries with the Planning & Environmental Services, Kirkbank, English Street, Dumfries. A copy of the lapsed permission and plans are available for inspection from the sole agents during normal office hours.

Hardgate is located just north of Haugh of Urr Village and close to the busy market town of Castle Douglas. Hargate benefits from a Primary School, with Haugh of Urr a short walk away providing local services including a Hotel / Village pub.

Services by way of water and electricity are within close vicinity to the site.



METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers are sought in excess of: £60,000

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes, etc. whether public or private, and whether constituted in the title deeds or not). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mathie Morton Solicitors, 4 Alloway Place, Ayr, KA7 2AD** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do, however, reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish legal system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendors' solicitors at conclusion of the missives. This deposit will be non-returnable in the event of the purchaser(s) failing to complete the sale for any reason not attributable to the vendors or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland Base Rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property but neither Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of prospective purchasers.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or are attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Intending purchasers must satisfy themselves by inspection or otherwise in these respects.
7. These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to prospective purchasers' interest in the property then further, specific information/verification should be sought from Threave Rural. Prospective purchasers should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as statements of fact.

Particulars prepared November 2016

Hardgate



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