



WILLIAMSON
& HENRY
Solicitors & Estate Agents

Building Plot, St Cuthbert Road,

Kirkcudbright, DG6 4EB

A half acre sized building plot set within the heart of Kirkcudbright on the site of former allotments in close proximity to Kirkcudbright Golf Course on one side, Silvercraigs Park on the other and within easy walking distance of the town centre and all facilities. The plot benefits from planning permission for the development of an imaginative contemporary split level 3 bedroom home with open plan kitchen, lounge and dining area with integrated garage and gym beneath and private vehicular parking.



The subjects of sale form a generously sized building plot within the overall site which extends to 2,222 square metres (0.55 acres) or thereby on a slightly sloping site with pedestrian access on the south to St Cuthbert Road with the Mill Burn public right of way on a previously undeveloped allotment site within the very heart of Kirkcudbright.

PLANNING PERMISSION

The Grant of Planning Permission is dated 8th November 2018 under reference 18/1298/FUL. A copy of the planning permission is available from the Property Office of Messrs Williamson & Henry, 3 St Cuthbert Street, Kirkcudbright but can also be downloaded from the www.dumgal.gov.uk/planning website.

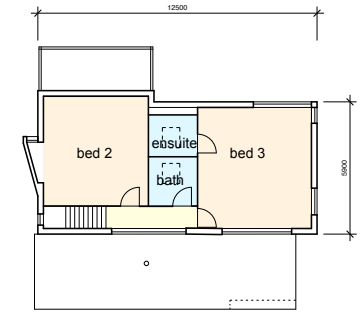
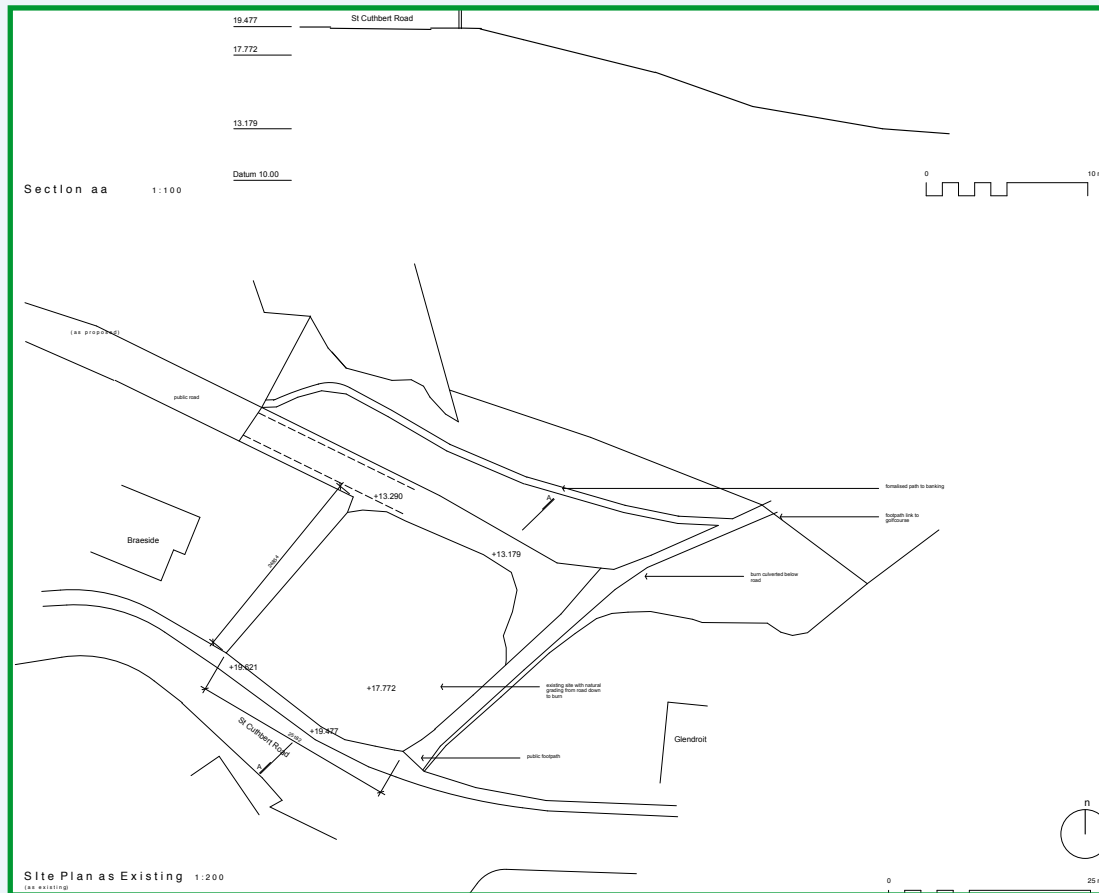
SERVICES

It is anticipated that as part of the construction the purchaser will be responsible for the installation of a septic tank/connection to the mains drainage which is branched off from the Millburn Street Access.

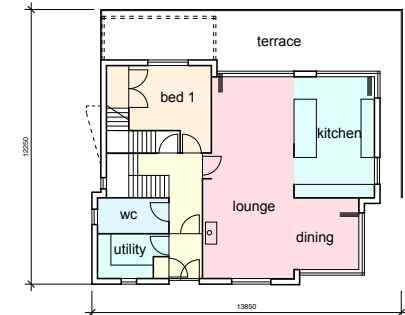
Mains water, Electricity and BT cabling is available for connection nearby from St Cuthbert's Street.

ENTRY

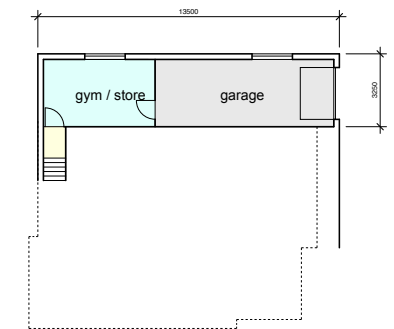
Immediate entry is available to the subjects of sale.



First Floor Plan 1:200
(as proposed)



Ground Floor Plan 1:200
(as proposed)



Basement Floor Plan 1:200
(as proposed)

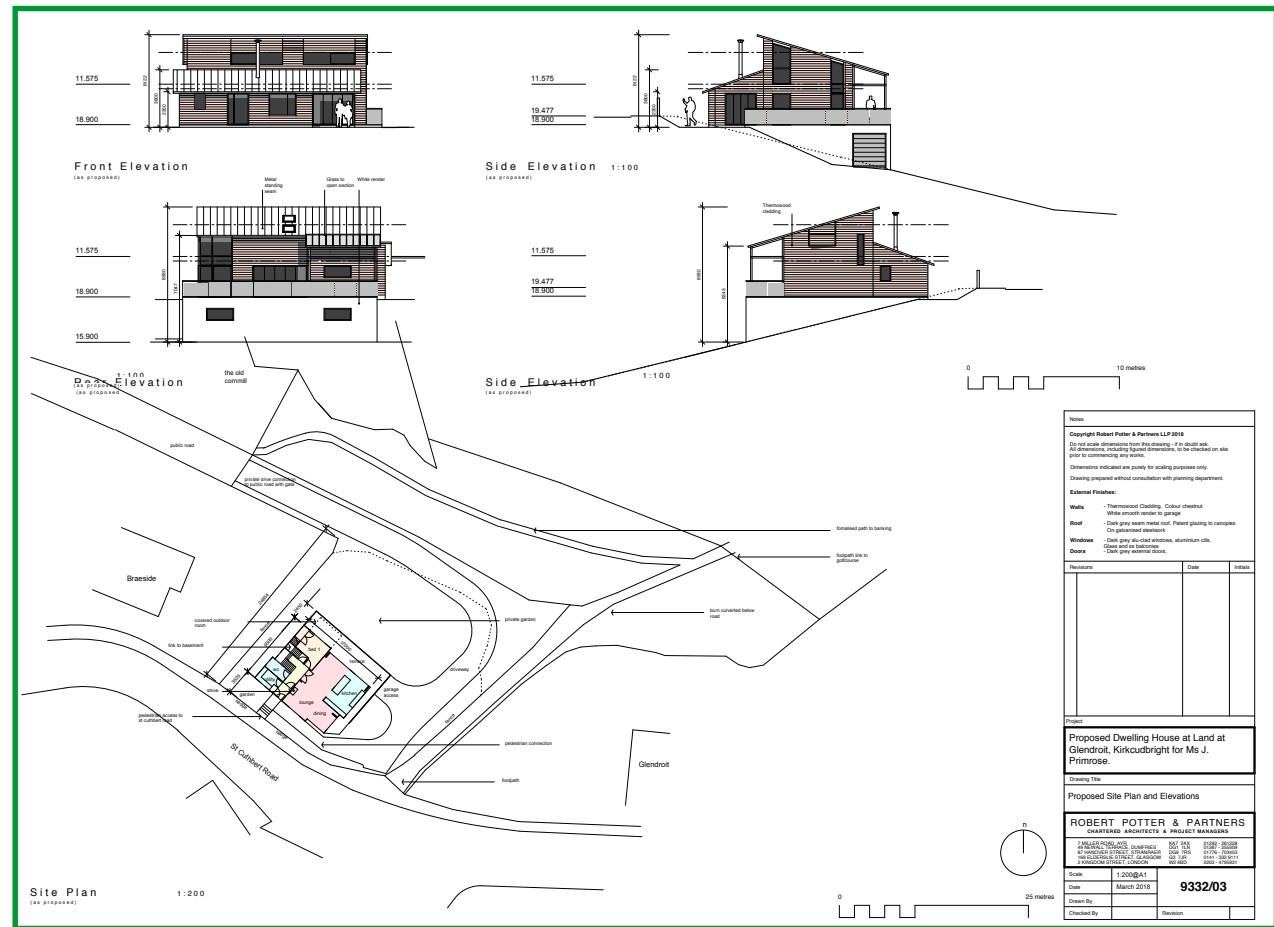
GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding this property, 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).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: RDI/PRIMJ01-01



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

Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. SO303783. Registered Office: 13 St Mary Street, Kirkcudbright, DG6 4AA

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