



***Closeburn Mains,
Thornhill, Dumfries,
DG3 5HH***

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

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and as **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA
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- **Development opportunity to develop a Category “C” Listed building in rural location**
- **13 miles North of Dumfries and 2½ miles from Thornhill**
- **This substantial building is offered for sale for conversion to private dwellings**
- **In all the property extends to some 2.25 acres**
- **Offers in the region of £300,000**
- **REDUCED BY £50,000**



CLOSEBURN MAINS, THORNHILL

A unique development opportunity Closeburn Mains is a Category "C" listed building originally built around 1780 as the stable block and cottages for Closeburn Hall. In recent years part of the property has been used for agricultural purposes including one dwelling, but is now offered for sale as a development project. The property, standing in 2.25 acres, lies just outside the village of Closeburn approximately 2 ½ miles south of Thornhill and 14 miles north of Dumfries. Although Planning Permission was never applied for, plans were drawn up to convert the property to provide 9 luxury dwellings. Viewings strictly by appointment only.







SERVICES

Mains supplies of water and electricity, supply part of the property. Drainage to a Septic tank.

COUNCIL TAX

To be assessed.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £300,000 are anticipated and should be made directly to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.