

FOR SALE

DEVELOPMENT OPPORTUNITY, WARD'S GARAGE, DRUMMORE, DG9 9PT



An opportunity arises to acquire a former garage which has outline planning in place for the construction of four residential units. From the plots there is a view towards the waters of Luce Bay to the Galloway hills beyond. The purchaser will require to clear the site of the existing garage. Services are located on site.

GUIDE PRICE: £225,000



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a central location within Scotland's most southerly village, an opportunity arises to acquire a former garage/workshop which has outline planning permission in place for the construction of four residential units. From the site there is an elevated view to the waters of Luce Bay to the Galloway hills beyond. Services are located on site. The purchaser will require to clear the site of the existing garage.

The area surrounding this most pleasant coastal village is one of natural beauty with its rugged coastline and sandy beaches coupled with a well-known mild climate. Outdoor pursuits abound in this area and include walking, sailing, fishing, and excellent golfing facilities within easy reach.

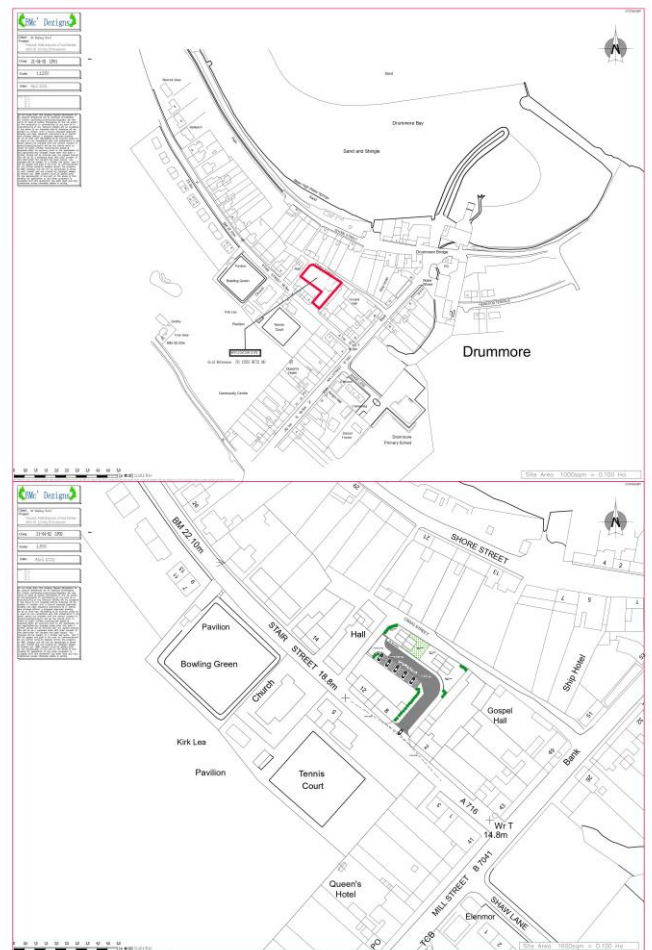
Local amenities within the village include a convenience store, public house, hotel, café/restaurant, primary school, church, general practice healthcare, bowling green, small harbour, and church. The Mull of Galloway Lighthouse Experience and Gallie Craig café/restaurant are only a short drive away.

All major amenities are located within the town of Stranraer 18 miles to the north and include supermarkets, healthcare, indoor leisure pool complex and secondary school. There is a town centre and school transport service available from the village.

The surrounding area is renowned for its mild climate, rugged coastline, wonderful sandy beaches, and access to a number of outdoor sporting pursuits including fishing, walking, sailing and excellent golf courses.



Site plans



Views to Luce Bay



ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 14/07/2022

COUNCIL TAX: Band 'TBC'

GENERAL:

It will be incumbent on the purchaser to employ their own architect and carry out any clearance work.

SERVICES:

Located onsite.

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,

Charlotte Street, Stranraer, DG9 7ED.

Telephone (01776) 706147 Fax: (01776) 706890

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Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**