



SW
STANLEY
WRIGHT

Penny Lane - Plot 2
Corstorphine Road
Thornhill
Dumfries and Galloway
DG3 5NB

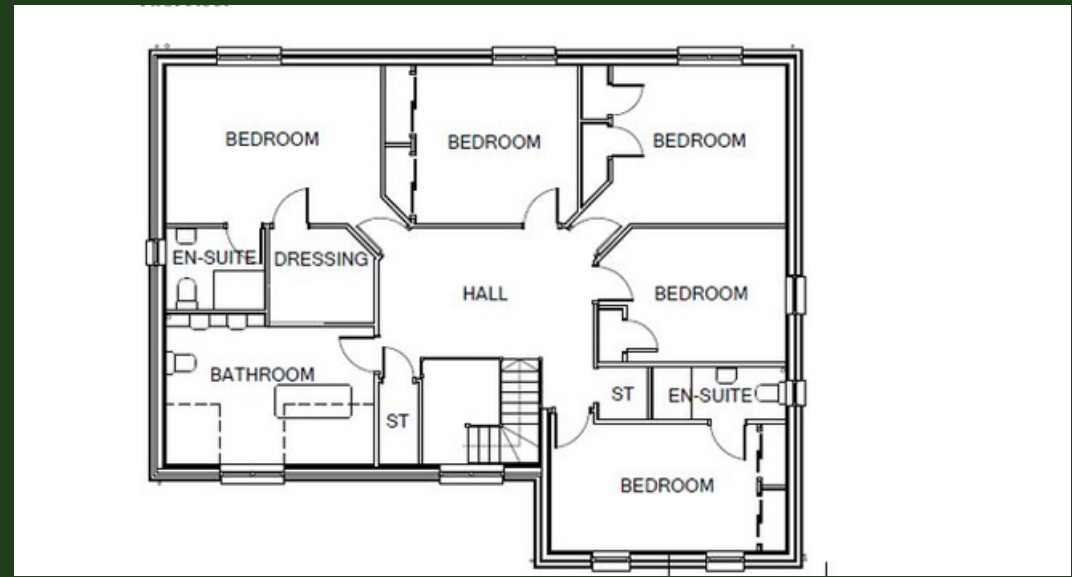
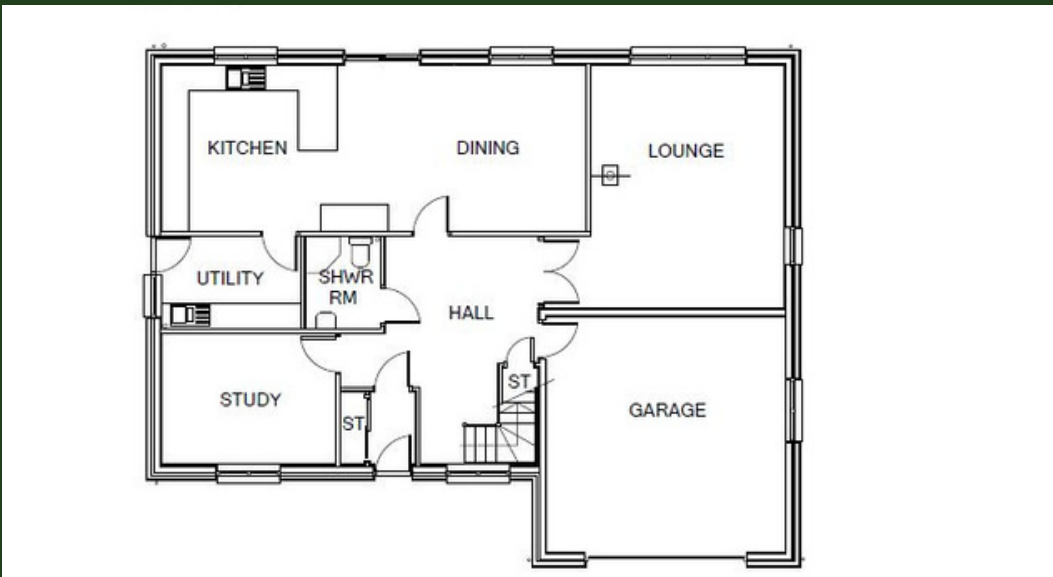
A well proportioned and serviced building plot in the market town of Thornhill, Dumfries & Galloway with residential planning permission for a single dwelling.

Extending to 0.45 acres (1,821 sqm) the plot benefits from planning consent for a 5 bedroom house with 3 reception rooms and integrated garage.



Dumfries: 14 miles, Carlisle: 46 miles, Glasgow: 62 miles, Edinburgh 63 miles

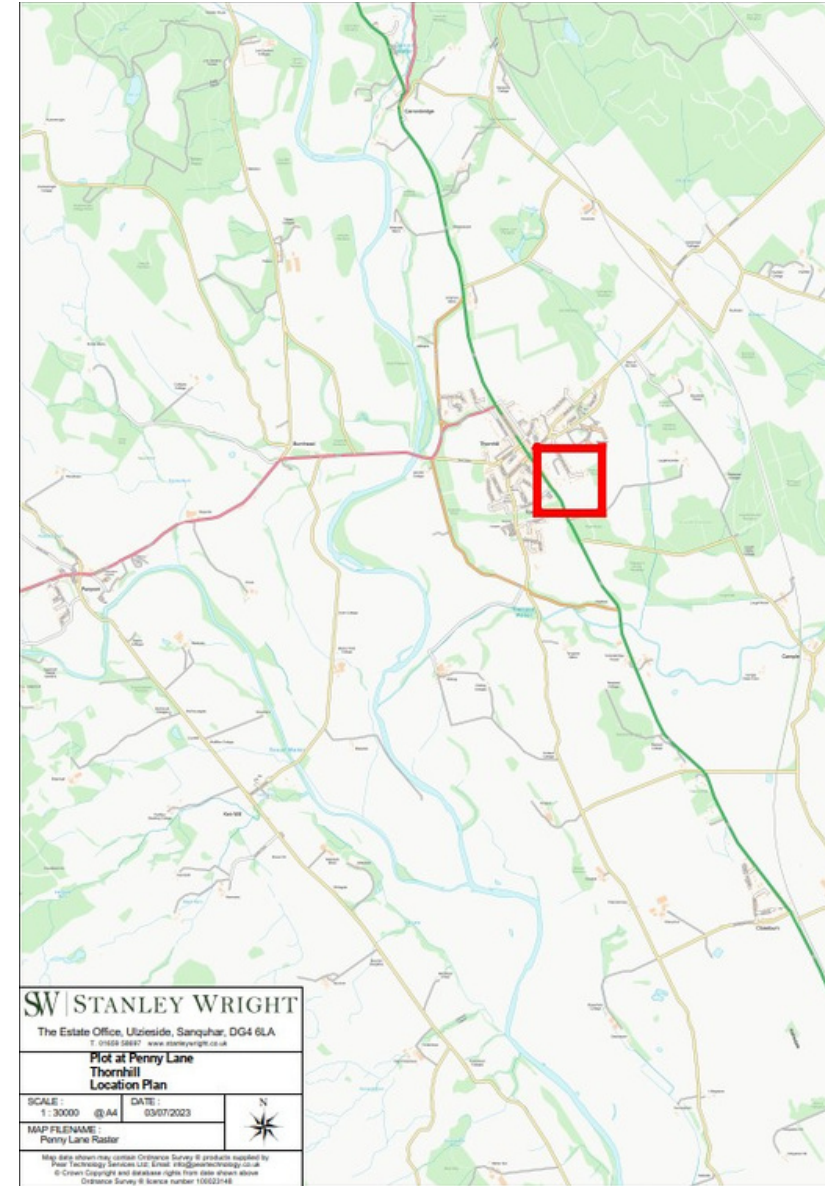
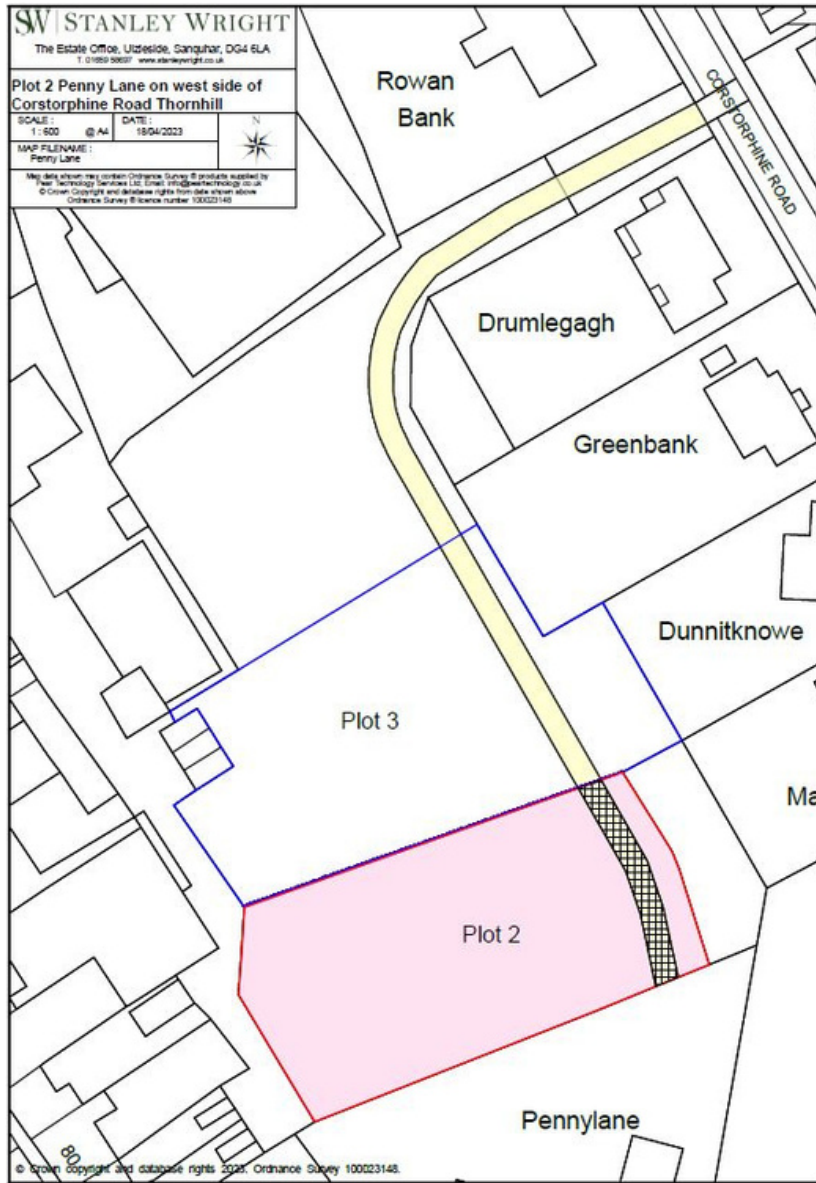
Penny Lane is situated off the desirable and quiet Corstorphine Road, Thornhill in Dumfries and Galloway. Thornhill is a busy market town with primary and secondary education (Wallace Hall Academy is a regular fixture in the Sunday Times top 50 Scottish state schools), sports facilities, medical centre, a range of shops, pubs and restaurants. Further amenities are available in the principal county town of Dumfries, 14 miles to the south where you will find supermarkets, hospital, a college and university campus.



From the initiated neighbouring development of Birchbank, which was subject to a planning application ref 14/P/3/0132 for two residential new builds, the plot has a live planning consent from Dumfries & Galloway Council for a 5 bedroom, 3 reception room residential dwelling subject to the conditions set out in the approval document which is available from the councils planning website using reference 14/P/3/0132.

The site is serviced with mains electricity, water and waste infrastructure subject to the relevant connection requests. The existing access road is well maintained and respective property owners will be responsible for a share of maintenance.

Site & location plan



Penny Lane is situated off Corstorphine Road, Thornhill, DG3 5NB

What3Words To find this property using the What3Words app, enter [///seaside.from.cuddled](https://www.what3words.com////seaside.from.cuddled). This will bring you to the site entrance.

Sale information

Viewing

The site can be viewed by interested parties. We ask that they contact Stanley Wright on 01659 58697 to advise that they will be on site. All viewings undertaken at your own risk.

Entry and Possession

Vacant possession will be provided on completion or such mutual time to be agreed by the seller and the purchaser.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

Third Party Rights & Servitudes

The property is sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise and purchasers will be deemed as to have satisfied themselves in respect thereof.

Note

These particulars do not form any part of any contract.

The statements or plans are not warranted nor to scale.

Where applicable measurements have been taken by sonic device at the widest point.

Where applicable services and appliances have not been tested and no warranty is given as to their compliance with regulations.

Access Road

The purchaser will be granted a right of access over the road coloured yellow on the plan and will be responsible for a share of maintenance over its length to the extent of the benefited property. A right of access is reserved to the property of Birchbank over the same access road including through the subject of sale over the area hatched on the site plan with associated maintenance obligations.

Method of Sale

The property is offered to the market for sale as a whole.

The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they 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. Plans are not to scale.

All photographs are for illustrative purposes only and are not 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.



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