



Summervale, Summergate Road, Annan, DG12 6SH

Offers Over £70,000



# Summervale, Summergate Road, Annan, DG12 6SH

- Detached three bedroom with driveway
- Planning for installation of air source heat pump
- Within easy reach of local amenities
- Fully Serviced

An excellent opportunity to acquire a building plot with full planning permission for a stunning three bedroom detached bungalow with driveway and small garden. The site benefits from views of grazing land to the rear and is situated within walking distance of local amenities. The plot is available to purchase as a whole. The total site extends to approximately 0.19 acres.

This is a rare opportunity to create a beautiful home in a highly sought after location within Dumfries and Galloway.

**Council Tax band:** TBD

**Tenure:** The Heritable (Scottish equivalent of Freehold) title



The proposed development briefly comprises of an open-plan kitchen dining area, sitting room, three double bedrooms with family bathroom and utility room.

#### Services

We understand that mains water, mains drainage and mains electricity is available within the plot. The site is accessed from a public road.



## Location Summary

The building plot is located in a popular area of Annan in Dumfries and Galloway. Annan is known for its welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Annan railway station is only half a mile away, providing regular services to both Carlisle and Glasgow, making it ideal for those who travel for work or leisure. The nearby A75 provides easy road access to the M74, connecting to major cities across Scotland and Northern England.

The town itself boasts a variety of amenities, including supermarkets, independent shops, cafes, restaurants, doctors and dentists. For families, the plot is well-served by excellent local schools, such as Newington Primary School and Annan Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching. Additionally, nearby towns such as Gretna and Dumfries provide further amenities.

### What 3 words

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## General Remarks & Stipulations

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**EPC Rating:** Exempt

**Broadband:** Fibre broadband may be available and there is good mobile coverage available.

**Disclosure:** It should be noted that the property is owned by relatives of the Directors of C&D Rural Ltd.

**Access:** A right of access will be granted from the neighbouring property. The access is shared.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The council tax is not determined yet.



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