



**Building Plot,
Woodside Cottage,
Millcroft Road,
Minnigaff,
Newton Stewart,
DG8 6PJ**

- **Conveniently located close to the town centre and all local amenities**
- **Plot extends to approximately 600m²**
- **This is a level site with water, electricity and drainage located on site**
- **Offers in the region of £80,000**

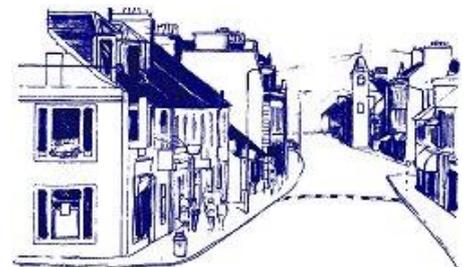
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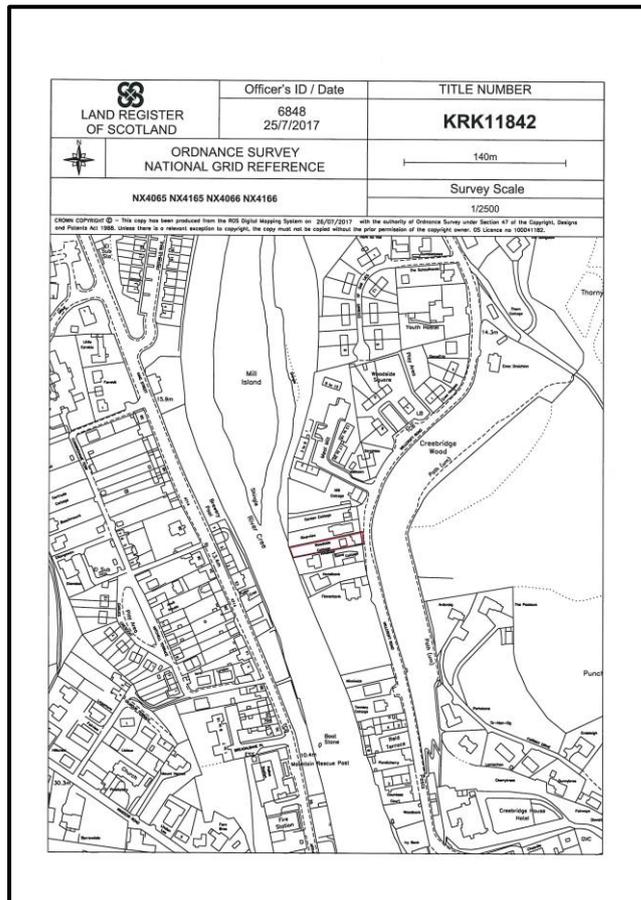
THE OLD BANK
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25 Lewis Street • Stranraer DG9 7LA
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Building Plot, Millcroft Road, Minnigaff

A rare opportunity to acquire a stunning waterfront building plot on the banks of the River Cree. The plot benefits from full planning permission for the erection of an attractive 1½-storey dwelling, designed to include two public rooms and two bedrooms. Extending to approximately 600 sq m, the site enjoys a beautiful garden frontage onto the Brewery Pool, at the confluence of the Penkiln Burn and the River Cree—one of South-West Scotland's most renowned salmon and sea trout rivers. The setting offers exceptional views and a tranquil riverside environment, ideal for those seeking a unique and scenic location. Planning permission also included the demolition of an existing single-storey cottage, which has now been completed. The site is therefore fully cleared and ready for immediate commencement of building works.





SERVICES

Water, electricity and drainage located on site.

Copies of the planning permission can be obtained from Dumfries & Galloway Council planning reference 18/0488/FUL.

COUNCIL TAX

To be assessed on completion.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £80,000 are anticipated and should be made 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.