

FOR SALE

REDEVELOPMENT OPPORTUNITY

Site Area: 1.005 Ha (2.48 Ac)

Semi-rural village setting,
around 6 miles from Dumfries

Direct frontage onto A711

Potential multi-unit residential
development (subject to Local
Authority consents).

Purchase Offers Invited



VIDEO TOUR



WHAT 3 WORDS

NEWHOUSE GARAGE & FIELD, BEESWING, DUMFRIES, DG2 8JF

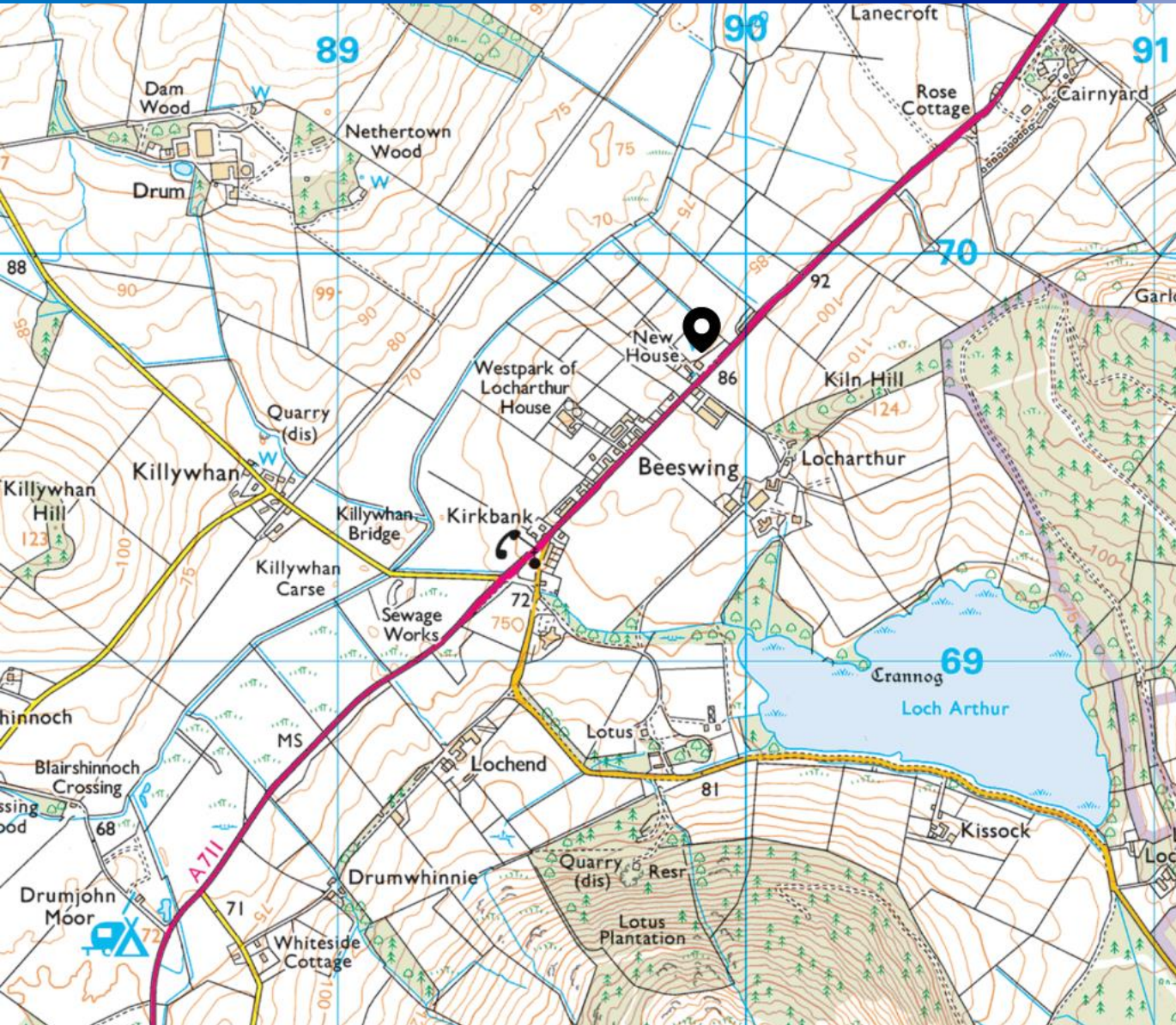
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Location

NEWHOUSE GARAGE & FIELD, BEESWING,
DUMFRIES, DG2 8JF



The site is set in the semi-rural village of Beeswing, with direct frontage onto the A711 under a 40mph speed limit.

Beeswing is a commuter village with a population of circa 300. The village is predominantly formed by residential dwellings although nearby commercial buildings include a church, luxury lodge holiday park, farm shop & café.

The village is located at the edge of Mable Forest which provides walking routes, outdoor play areas, and world-class mountain bike trails.

Loch Arthur is situated a short distance to the southeast and offers easy access for a variety of water-based activities.

In addition, the nearby Solway Coast is host to a wide range of outdoor pursuits.

The A711 delivers a link to the main regional town of Dumfries, with a population of around 33,000, as well as the smaller town of Dalbeattie.

Dumfries provides a connection to the A75 trunk road which offers transit to the A74(M) & M6 motorways at Gretna, as well as the Northern Irish ferry ports at Cairnryan. There is also a railway station in Dumfries which lies on the Carlisle to Glasgow line.

Dumfries:	6 miles
Dalbeattie:	6 miles
Castle Douglas:	13 miles
Gretna & A74(M) / M6:	32 miles
Carlisle:	42 miles
Cairnryan:	71 miles

**Potential Multi-Unit Residential Development
(Subject to Local Authority Consents)**



FIND ON GOOGLE MAPS



Description

NEWHOUSE GARAGE & FIELD, BEESWING,
DUMFRIES, DG2 8JF



The subjects comprise a former garage premises, with agricultural field to the rear.

The site is of a regular shape and generally level-lying. Access is taken from the A711 by a wide and gated entrance, set within the centre of the roadside frontage, which leads onto a tarmac / hardcore surface yard.

The former garage buildings are located within the southern corner of the site and consist of a brick-built office under a mono-pitched roof, together with a steel portal frame workshop with metal roller shutter / sliding vehicle access doors.

Boundaries are marked by traditional livestock fencing, hedgerows, timber fencing, and mature trees.

We estimate the total site area extends to 1.005 Ha (2.48 Ac) or thereby, which is split as follows:

Garage & Yard: 0.329 Ha (0.81 Ac)
Agricultural Field: 0.676 Ha (1.67 Ac)

Accommodation

	m ²	ft ²
Office	83	2,282
Workshop	212	893
TOTAL	295	3,175

The above floor areas have been obtained from the Scottish Assessors Association website and we assume they have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



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Services

We understand the property is connected to mains supplies of water, electricity, and drainage.

Rateable Value

RV - £5,800

The property therefore qualifies for 100% rates relief under the Small Business Bonus scheme.

Planning

The subjects were last used as a haulage depot and workshop. Accordingly, we have assumed the garage & yard will benefit from an unrestricted Class 5 (General Industrial) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The sellers have submitted a Pre-Application Enquiry and have been provided with an Advisory Report outlining potential support for a residential development.

A copy of the Advisory Report and additional supplementary reports are available on application to genuinely interested parties, following a site visit.

Price

Purchase offers are invited.

VAT

We are verbally advised that the property is not VAT elected.

Prospective purchasers are advised to satisfy themselves independently as to the incidence of Value Added Tax.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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