

FOR SALE

DEVELOPMENT SITE / YARD

Direct frontage onto A701
(Circa 80m)

1.882 Ha (4.65 Ac)

Allocated within LDP II for
mixed-use development

Lapsed planning permission
for circa 12,700 sq.ft. unit

Offers Around £350,000



WHAT 3 WORDS



GOOGLE MAPS



----- INDICATIVE SITE BOUNDARY

SITE 2, EDINBURGH ROAD, HEATHHALL, DUMFRIES, DG1 1UB

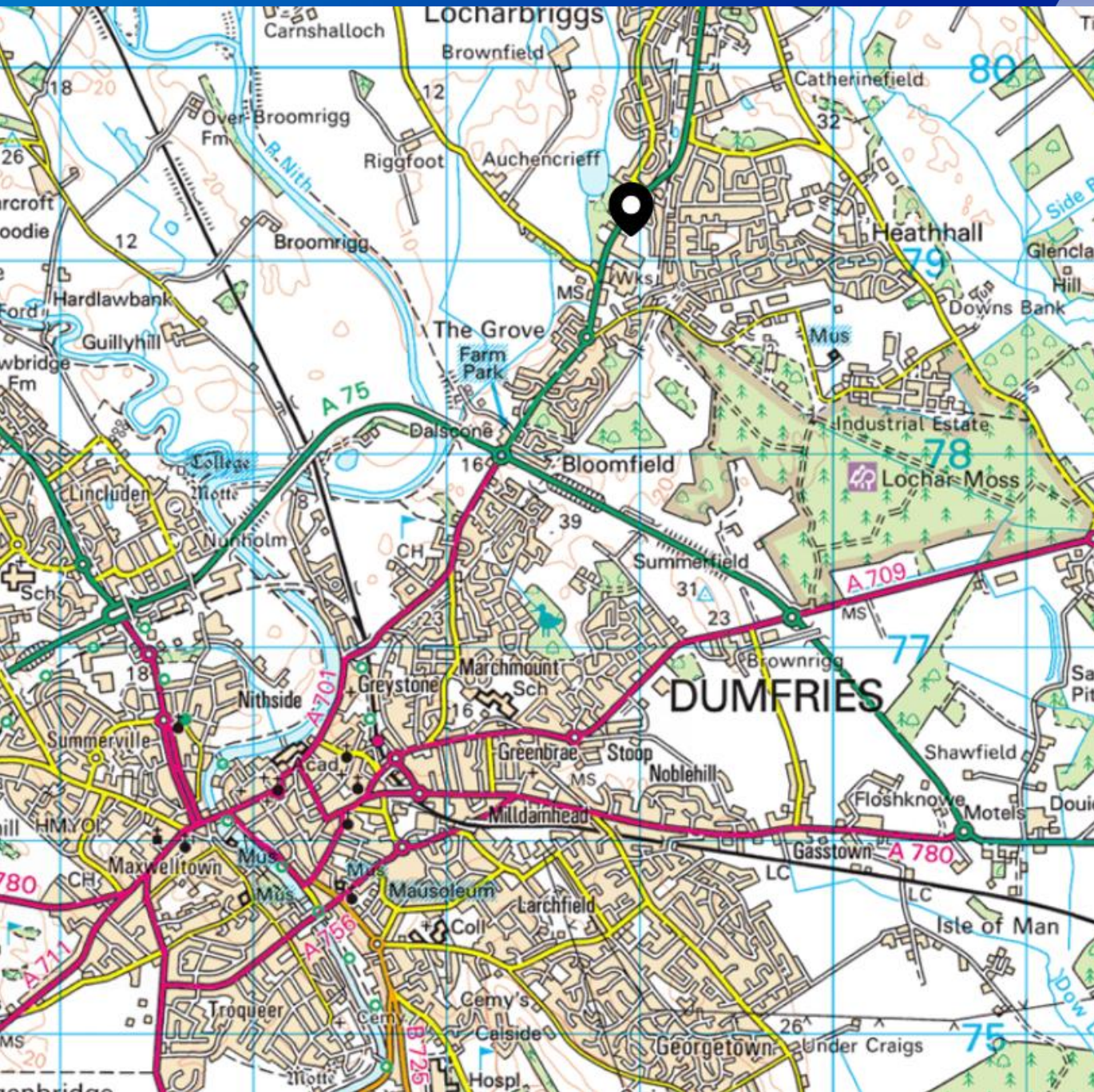
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Location

SITE 2, EDINBURGH ROAD,
HEATHHALL, DUMFRIES, DG1 1UB



Prominent site set within an expansionary suburb at the edge of the regional capital.

Dumfries, with a population of approximately 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

The town lies circa 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76, and A701 trunk roads.

Connections to the A74(M) / M6 motorway are available at Lockerbie via the A709, Gretna via the A75, and Beattock via the A701.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

Public transport connections include regular bus services and a railway station on the Glasgow South Western Line.

The site lies on the eastern side of Edinburgh Road (A701) around a mile from the A75 bypass and approximately 2.5 miles from the town centre.

The immediate catchment includes the Heathhall, Locharbriggs, and Summerpark suburbs together with both Heathhall and Catherinefield Industrial Estates.

Neighbouring premises include factories, a Tesco Express & Esso filling station, Lochthorn Medical Centre, Premier convenience store, a public library, and residential dwellings.



Description

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The subjects comprise a generally level-lying and surfaced site extending to 1.882 Ha (4.65 Ac) or thereby.

The site forms part of the larger landholding that was originally developed for the Arrol-Johnston Car Company in 1913.

More recently, the subjects have been used for vehicle storage.

The surface is a mix of concrete and hardcore. A wooded screening bund runs along the north and eastern boundaries.

The site has a circa 80m open roadside frontage onto Edinburgh Road (A701) which serves as the main arterial road for a high volume of local neighbourhood, commercial and motorway traffic.

Access is, at present, via a recessed gate set within the northwest corner of the site. Metal security bollards and weld-mesh panel fencing have also been installed to create a front compound that extends to around 1.227 Ha (3.03 Ac).

Design plans and specifications for an improved entrance junction were prepared in 2024 and are available upon request.

The site is allocated within the Local Development Plan II as a mixed-use development opportunity, including residential, commercial and/or leisure projects.

Conditional Planning Permission, now lapsed, was granted in 2020 over part of the site for the erection of a motor retail and workshop building extending to circa 1,183 sq.m. (12,700 sq.ft.) with approximate 4.7m eaves and 6m apex, as well as external forecourt, ample parking, and rear access to the remaining yard.

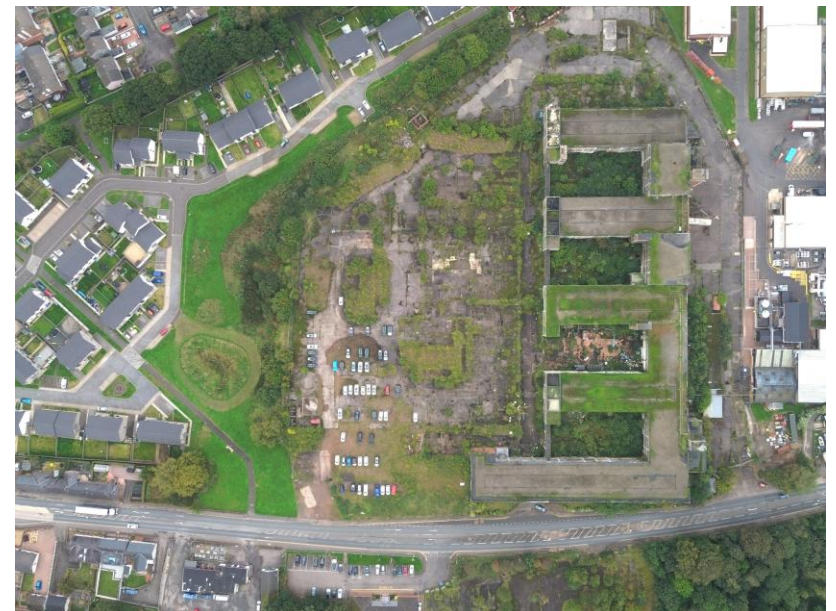


----- INDICATIVE SITE BOUNDARY



Site Plan

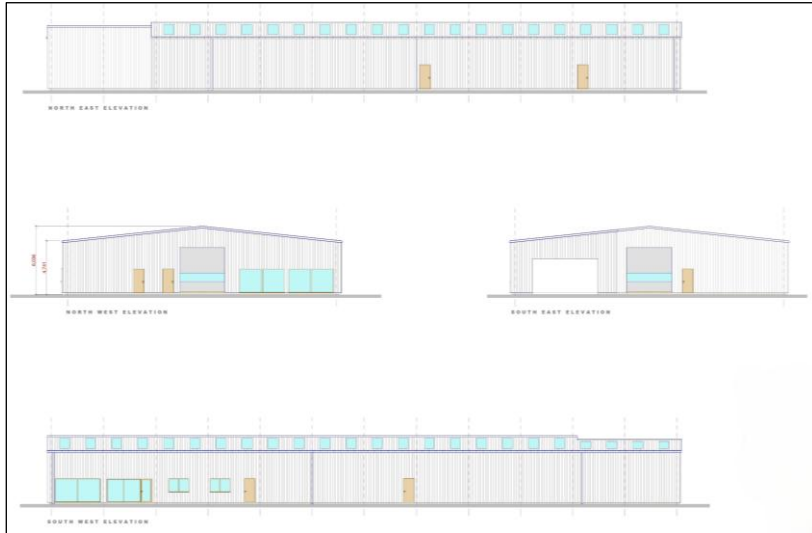
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Plans - Lapsed Planning Permission

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Services

We assume all mains services are located within proximity to the site however prospective purchasers must satisfy themselves in this regard.

Planning

We assume the site is registered for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The site is allocated within the Dumfries & Galloway Local Development Plan II as a mixed-use development opportunity (REF: DFS.MU203), which also covers the building to the south.

Conditional Planning Permission, now lapsed, was granted in 2020 for the erection of a 12,700 sq.ft. unit (REF: 19/0406/FUL).

Design plans and specifications for an improved entrance junction are available upon request.

Prospective purchasers must satisfy themselves in respect to planning and make their own enquiries direct with Dumfries & Galloway Council.

Price

Purchase offers around **£350,000** are invited.

Value Added Tax

We are verbally advised the site is not VAT elected.

Rateable Value

£14,700

The subjects therefore qualify for 25% rates relief under the Small Business Bonus Scheme.

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)

Not Applicable

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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