



**BUILDING PLOTS AT BARBRIDGE, BARHILL ROAD, DALBEATTIE  
FOR SALE AS A WHOLE - OFFERS AROUND £90,000**



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An opportunity has arisen to acquire a development site at Barbridge, Dalbeattie extending to approximately 3221.00 square metres with planning permission in principle (i.e. outline planning permission) for the erection of 2 detached villas. Barbridge is located on Barhill Road within easy reach of the High Street and town amenities. The primary school, shops, post office, library and health centre are all within walking distance. "The Granite Town" of Dalbeattie is also the gateway to the Solway Coast with the villages of Rockcliffe, Kippford and Sandyhills being just 10-15 minutes drive away. The local area offers an abundance of excellent walking and cycling tracks, in particular Dalbeattie Forest which incorporates the 7Stanes cycle tracks. Golfers are well catered for too with courses in Dalbeattie itself and a further selection available at Kippford, Sandyhills and the championship course at Southernness.

### Planning Permission

Planning Permission in principle, reference 10/P/2/0244 has been granted for the erection of 2 detached dwellinghouses. Details are available by contacting the selling agents.

### Services

Mains electricity and water

### Notes

- It may be possible to amend the current house plans according to purchasers' requirements, subject to further approval from the planning department.
- There is a septic tank which serves the neighbouring properties on the plot for sale and the purchasers' will require, at their sole expense, to make provision for a sewage system.

### Viewing

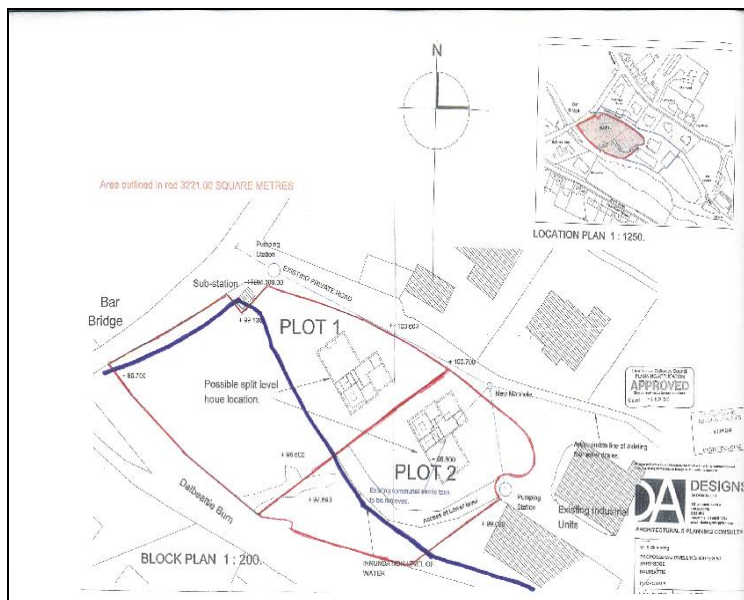
Prospective purchasers may view unaccompanied.

### Offers

In Scottish legal Form should be submitted 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.

### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any items included in the sale and make no representation express or implied as to their condition. Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device. The photographs have been taken with a digital camera, using a wide angled lens.



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