



Plot 5, Bracken Wood

Gatehouse of Fleet, Castle Douglas

Plot 5, Bracken Wood is located in a unique situation enjoying generous proportions within a natural oak wood setting just outside Gatehouse of Fleet.



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

The size and location of this plot make for a unique and private setting; the plot has been levelled and cleared by the current owners. A plan is included within the particulars showing the extent of the plot and location of the plot within the whole development.

It is anticipated that the purchasers will buy the plot and engage their own architect and builders.

Any prospective purchasers should make their own enquiries with the planning department to ensure that their own preferred design is likely to meet with approval.

All of the existing properties within Bracken Wood have individual designs and there are no two homes which are the same. It is considered that any design sympathetic to the existing houses would receive approval. The services of gas, electricity and sewage have been laid to site although individual purchasers would have to make their own connections to the main services as laid.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/ANSBP01-21



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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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