

# FOR SALE

## Development Land



**Former Creamery Site, Kirkcudbright, DG6 4RT**



**VIEWING & FURTHER INFORMATION:**  
Enquiries should be directed to:

**J & E Shepherd**  
18 Castle Street Dumfries, DG1 1DR

Tel: 01387 264333  
Fax: 01387 250450

Contact:  
Fraser Carson  
Email : [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)

- **Serviced development opportunity extending to 1.43 ha (3.55 acres)**
- **Potential for a range of uses including residential, commercial, retail and leisure**
- **Convenient to Kirkcudbright town centre with good access to the A75**
- **Scenic area and popular tourist destination**
- **Prominent position with open views of the River Dee**
- **Offers are invited**

## LOCATION

KIRKCUDBRIGHT, is a harbour town located in the Dumfries & Galloway region of southwest Scotland, and has a population of approximately 3,500. The town lies south of and is by-passed by the A75, providing good access to the country's main road network. The town's economy is centered around the traditional fishing industries and other significant employers, including the MOD at the nearby Dundrennan range. The surrounding scenic areas are also popular with tourists and vacationers.

There are a comprehensive range of local services situated in Kirkcudbright, within close proximity to the development site, including a primary school and a senior school. There is also a swimming pool and a Tesco supermarket.

## DESCRIPTION

Extending to approximately 1.43 ha (3.55 acres) the subjects are situated on the northern periphery of Kirkcudbright town centre, immediately after the Dee Bridge. The subjects form a waterside brown-field site with enviable views of the River Dee. The subjects are available as a cleared and leveled site, if required, with access off the A755.

Works on the site have commenced with further details available from the selling agents.

## SERVICES

We are advised that all mains services are available on site.

## PLANNING

The site is suited to a range of uses including residential, commercial, retail and leisure development, subject to obtaining local authority consents.

All interested parties are advised to make their own planning enquires direct with Dumfries and Galloway Council:

Development Management - Dumfries

Kirkbank, English Street, Dumfries, DG1 2HS

01387 260199

## OFFERS

Offers are invited for our client's heritable interest.

Interested parties are advised to note their interest in writing to the selling agents, in order to be advised of any closing date which may be set.

Each party will be responsible for their own legal costs with the purchaser responsible for any SDLT / LBTT, VAT or registration dues incurred thereon.



**Fraser Carson**  
E-mail: [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)  
Tel: 01387 264333  
Fax: 01387 250450  
[www.shepherd.co.uk](http://www.shepherd.co.uk)

