



## Cargenbridge Business Park, Dumfries, DG2 8LT

# For Sale

## Development

- Development land
- Suitable for a number of uses
- Phase 1 has fully serviced infrastructure
- Offers over £75,000 per Acre
- Plots from 1.57 Ac (0.63 Ha) – 11.80 Ac (4.78 Ha)



### Location

Dumfries lies around 75 miles south of Glasgow and some 35 miles northwest of Carlisle connected by the A75/A76 respectively. It is the largest town in the Dumfries and Galloway region with a population of approximately 31,600 and serves as the principal administrative centre of Dumfries and Galloway Council.

The surrounding area has undergone major redevelopment over recent years including implementation of additional infrastructure, expansion of Cargenbridge Business Park and development of the new Dumfries and Galloway Royal Infirmary Hospital within close proximity to the sites.

### Description

The sites comprise a two phase master plan development extending in total of 26.82 Ac (10.90 Ha). Phase 1 is currently available in smaller individual plots which may also be combined. All services and road infrastructure have been established within Phase 1 however Phase 2 requires full infrastructure works to be undertaken. All Phase 1 plots are level in nature and suitable for immediate development.

### Site Areas

The sites extend to the following approximate areas:

#### Phase 1

Plot A:	1.57 Ac (0.63 Ha)
Plot B:	SOLD
Plot C:	1.60 Ac (0.65 Ha)
Plot D:	1.75 Ac (0.71 Ha)
Plot E:	1.80 Ac (0.73 Ha)
Plot F:	3.13 Ac (1.27 Ha)
Plot G:	1.95 Ac (0.79 Ha)
Total:	11.80 Ac (4.78 Ha)

#### Phase 2

13.50 Ac (5.5 Ha) - Under Offer

### Town Planning

The site falls within the Dumfries and Galloway Local Development Plan and is allocated for business and industrial uses.

### Environmental Requirements

Any purchaser will be required to build out a property to a high standard of environmental performance. For further details or requirement please contact the selling agent.

### Price

Offers in the region of £75,000 per acre are invited for the heritable interest.

Phase 2 is currently under offer.

### VAT

We can confirm that the purchase prices will be subject to VAT.

### Ground Conditions and Utilities

Information on ground conditions and availability of services are available on request to the selling agent.

### Legal Costs

Each party will be responsible for meeting their own legal costs in respect of this transaction.



Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of publication: August 2018



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