

HUNTERS PARK

EDINBURGH ROAD • HEATHHALL • DUMFRIES • DG1 1QA

DM HALL
CHARTERED SURVEYORS



FOR SALE

VARIOUS SITES

- Situated on the outskirts of Dumfries with main road access
- Various sites available as a package, or, individually
- Total site area 14.9 Hectares (36.65 Acres), or thereby
- Sites available from 1.1 Hectares (2.7 Acres)
- Commercial and residential development opportunities
- Price upon application

DEVELOPMENT

Commercial Department
15 Miller Road, Ayr, KA7 2AX
01292 268055

dmhall.co.uk



HUNTERS PARK

LOCATION

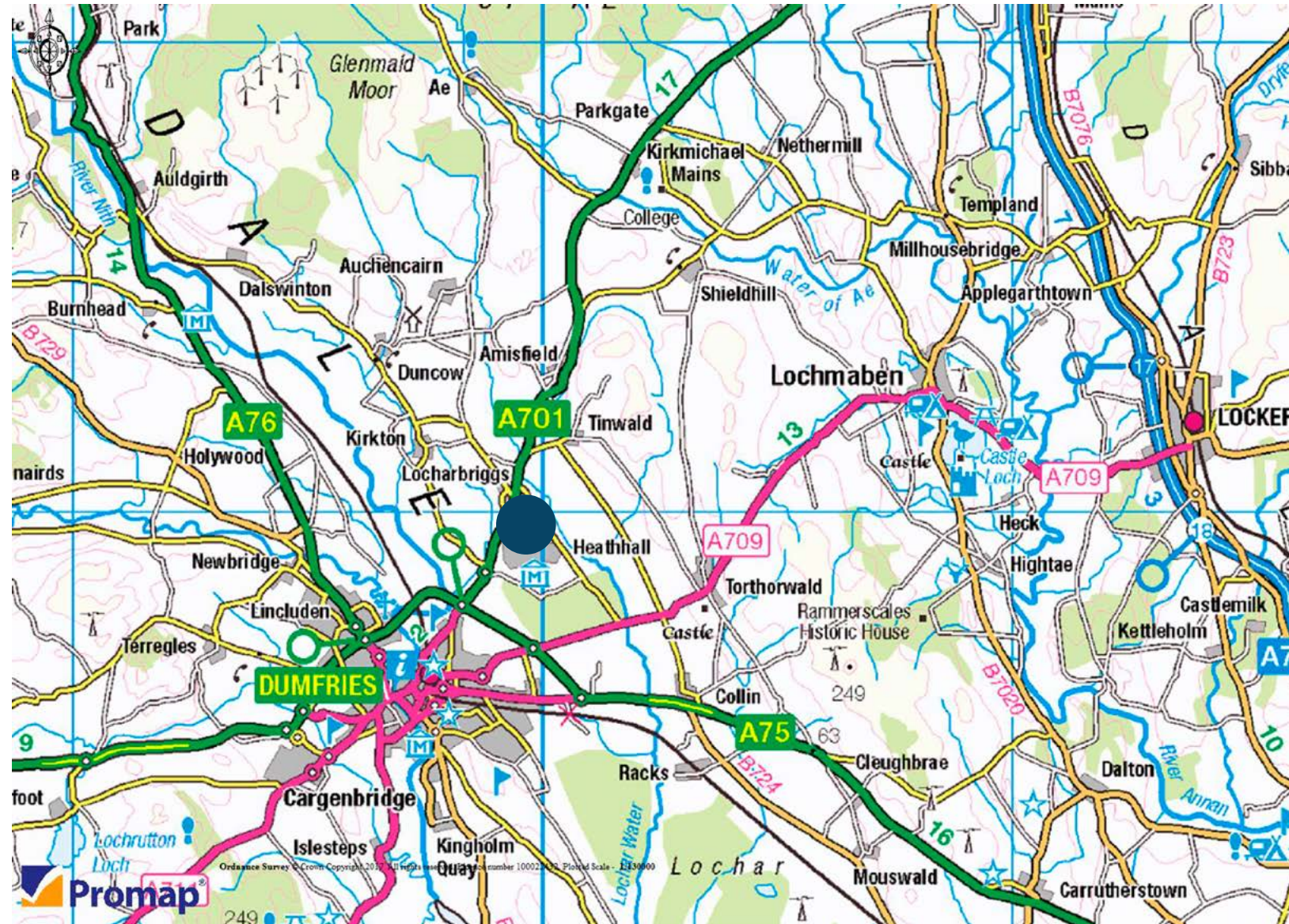
Heathhall, is a village and suburb of Dumfries (2 miles) located on the north eastern outskirts of the town and lies on Edinburgh Road (A701), a main road route extending north east to junction 15 of the M74 (20 miles) and onwards north to Glasgow (74 miles).

'Hunters Park', occupies a prominent roadside position on both side of Edinburgh Road within a mixed commercial and residential locality, which includes the Lochthorn Medical Practice.

Dumfries has a resident population of around 40,000 persons and is the administrative capital for the Dumfries and Galloway region in South West Scotland. The town lies at the convergence of the A75 with the A701 and A76.

DESCRIPTION

'Hunters Park' comprises the feu of vacant former factory premises, which were built in 1913 for the Arrol Johnston Motor Company and are category B listed.



The property can be sold as a single entity, or as five independent sites as per the plan provided:

Site 1 - The detached, three storey category B listed factory building, which extends to a gross floor area of around 26,942 sq.m (290,000 sqft) and a feu of around 2.1 hectares (5.17 acres), or thereby. The site is suitable for commercial and/or mixed use development.

Site 2 - Irregular shaped site of 2.1 hectares (5.17 acres) on which there is a vacant detached building of 557 sq.m (6,000 sqft). The land is zoned for business and industry use.

Site 3 - Taking access off Edinburgh Road, the site is zoned for residential use and extends to a total area of 3.4 hectares (8.36 acres) with the north east

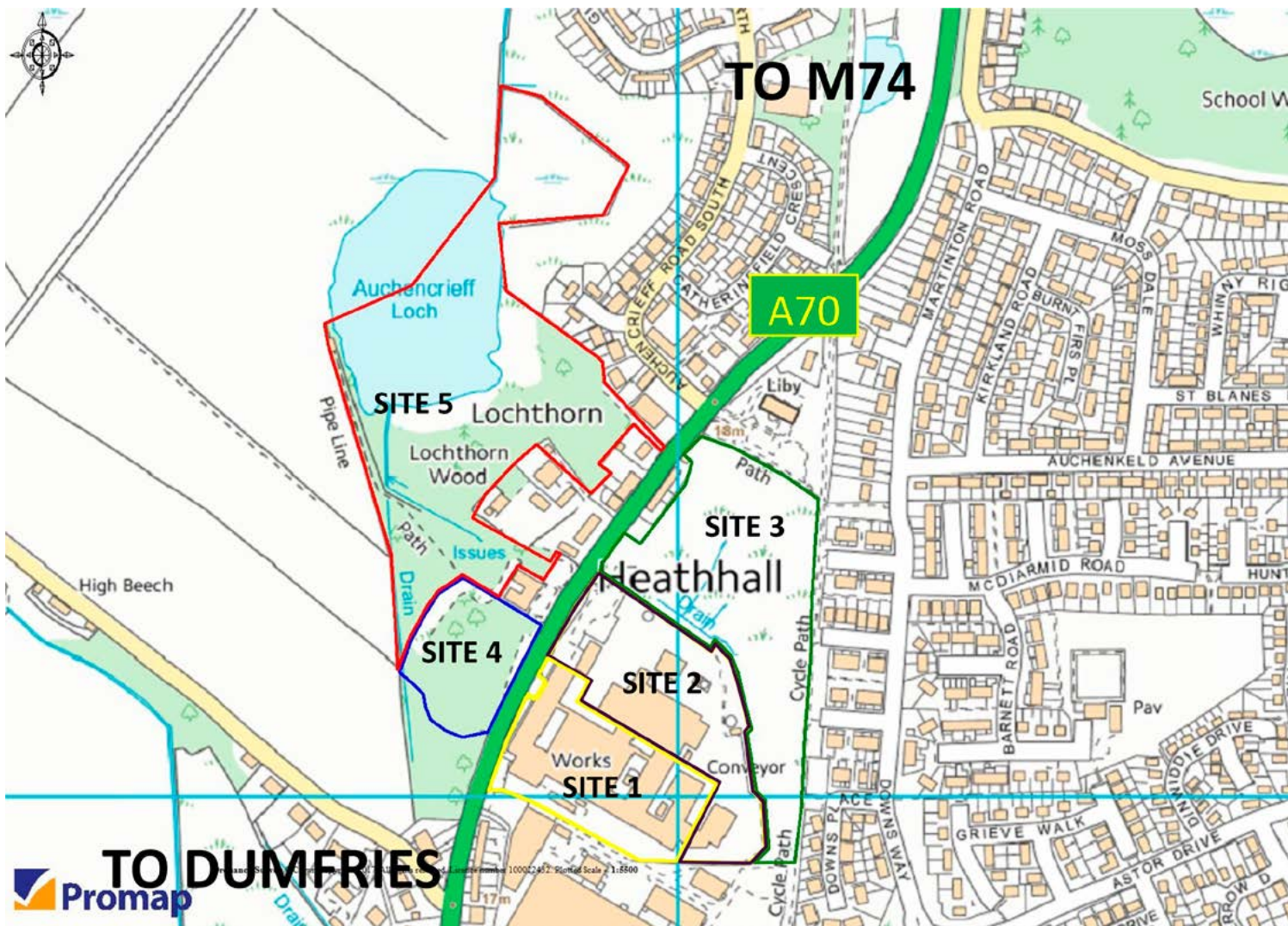
section of this, approximately 1.98 hectares (4.90 acres), with a live planning application (14/P/3/0553) for residential development with an indicative layout showing 48 dwellings. The site is part covered in woodland. Details are available upon request to the selling agents.

Site 4 - A prominent roadside site zoned for commercial development and extending to 1.1 Hectares (2.7

Acres). The site, which is mostly level and of regular shape.

Site 5 - An irregular shaped feu, which extends to 6.2 Hectares (15.25 Acres) and is mostly covered in mature woodland with an area including an element of Auchencrieff Loch.





PLANNING

Further planning enquiries should be directed to Dumfries and Galloway Council on 030 33 33 3000.

PRICE

Price upon application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

By contacting the selling agents:-

Anthony Zdanowicz /
Jacqueline King

T: 01292 268 055
E: anthonyz@dmhall.co.uk
jacqueline.king@dmhall.co.uk

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