



**Annan Industry Park  
Proposed plot layout/numbers**

Note: areas shown are indicative only.  
DO NOT SCALE FROM THIS DRAWING  
Scale: approx 1:1250  
25/11/2015

**Stapleton Road, Annan,  
DG12 6TZ**

**For Sale  
Development**

- Commercial Development Land
- Offers over £75,000 per acre
- 0.32 Ac (0.13 Ha) – 3.43 Ac (1.39 Ha)
- Fully serviced plots



## Location

The town of Annan is located approximately 16 miles south east of Dumfries on the A75 trunk road. Annan is also located only 8 miles west of junction 22 (Gretna) of the M74 motorway. The development sites are located to the north east of the town, on Stapleton Road. The slip road on to the A75 trunk road is located opposite.

## Description

The available sites are of regular shape, level and are serviced by an access road that has already been developed. Mains services follow the route of the access road.

## Site Areas

The sites extend to the following approximate areas:

Plot 8:	0.44 Acres (0.18 Ha)
Plot 9:	0.37 Acres (0.15 Ha)
Plot 10:	0.32 Acres (0.13 Ha)
Plot 11:	0.33 Acres (0.13 Ha)
Plot 12:	0.37 Acres (0.15 Ha)
Plot 13:	0.39 Acres (0.16 Ha)
Plot 14:	0.41 Acres (0.17 Ha)
Plot 15:	0.80 Acres (0.32 Ha)
Total:	3.43 Acres (1.39 Ha)

Plot sizes are negotiable within the areas indicated on the site plan.

## Town Planning

The local plan for the area designates the subject sites as being zoned for business and industry. As such, office, industrial and storage & distribution developments on the site will be appropriate.

## Environmental Requirements

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

## Price

Offers in the region of £75,000 per acre are invited for the purchase of the sites which will be subject to a long ground lease. Full details on application.

## Terms

The interest in the sites are being offered for sale subject to agreement on ground lease terms.

## VAT

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

## Ground Conditions and Utilities

Information on ground conditions and the 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

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5. A list of Partners can be obtained from any of our offices.
6. Date of publication: August 2018.



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