



Building Plot, Doonhill Way

Newton Stewart, DG8 6JF

Guide Price **£80,000**

Building Plot, Doonhill Way

Newton Stewart

Doonhill Way is situated within a predominantly residential area of Newton Stewart, with a mixture of detached and semi-detached housing in the immediate surroundings. The elevated setting provides an open aspect across parts of the surrounding residential area, while established trees and planting contribute to the character of the site. Newton Stewart is a well-established market town serving the wider Machars and surrounding rural communities. The town provides a good range of everyday amenities including supermarkets, independent shops, cafés, primary and secondary schooling, healthcare facilities and leisure amenities. The town lies alongside the A75, providing road connections east towards Dumfries and west towards Stranraer and the ferry terminals at Cairnryan. The surrounding area also provides access to extensive countryside, woodland and outdoor recreation within the wider Galloway area. The combination of an established residential setting, convenient access to the town's amenities and the size and configuration of the site makes this an interesting opportunity for residential development, subject to the necessary consents.

- Located in a sought after area of Newton Stewart
- Within walking distance of all local amenities
- Good sized plot
- Full planning permission for a 3 bedroom house
- Driveway and garage
- Plans available in office
- Good sized garden
- Mains services close by



Building Plot, Doonhill Way

Newton Stewart

An opportunity to acquire a residential building plot situated on Doonhill Way, Newton Stewart with full planning permission (Reference number: 15/P/1/0043) and within an established residential area of the town.

The site occupies an elevated and gently sloping position, with areas of established vegetation and a number of mature trees around the boundaries. Road frontage is provided from Doonhill Way, with the site surrounded principally by existing residential properties.

Included within the information available are architectural drawings prepared in 2015 which illustrate a 3 bedroom detached house. The indicative scheme shows a designed home arranged to take account of the sloping nature of the site, together with private parking/driveway areas, garden ground and associated external space. The design shown on the drawings include substantial family accommodation, incorporating an integral garage.

The site offers scope for residential development in a well-established location.

Prospective purchasers should satisfy themselves regarding the current planning, site boundaries, availability and capacity of services, ground conditions and all other matters relating to their intended development.



NOTES

SERVICES: Close by

VIEWING ARRANGEMENTS Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered

CONDITIONS OF SALE

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

