



Old Filling Station, High Street, Port William

Newton Stewart, DG8 9SL

Guide Price **£120,000**

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Port William, Newton Stewart

Around Port William there are beaches, diverse wildlife and some great walking and cycling opportunities, as well as golf. There are many places to eat in town, and grocery shops as well as a Post Office, a petrol station and various family run shops, offering a variety of wares. There are playparks for the children and a bowling green and tennis courts too. All major amenities are to be found in the towns of Newton Stewart and Stranraer and include supermarkets, indoor leisure pool complex and secondary schools

- Former filling station premises with substantial development potential (subject to the necessary consents)
- Prominent village location
- Extensive hardstanding yard offering excellent parking, storage and operational space
- Ideal for commercial, workshop or mixed-use redevelopment opportunities
- Easy accessible site with roadside frontage
- Generous plot extending to a sizeable area

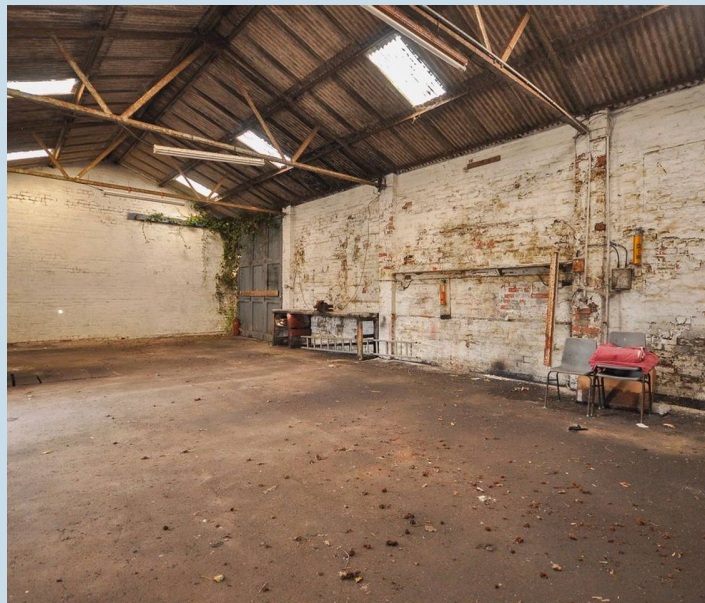
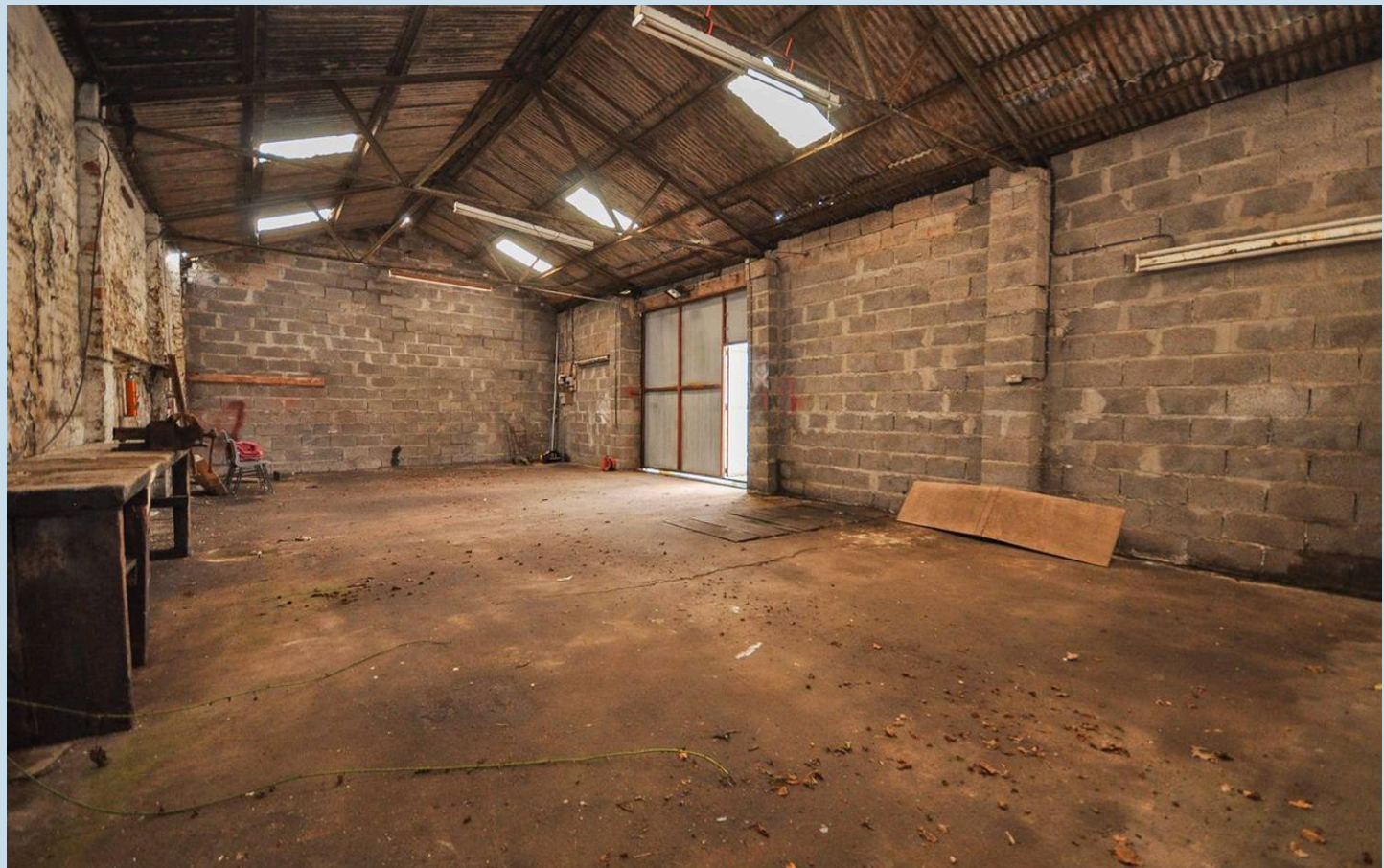


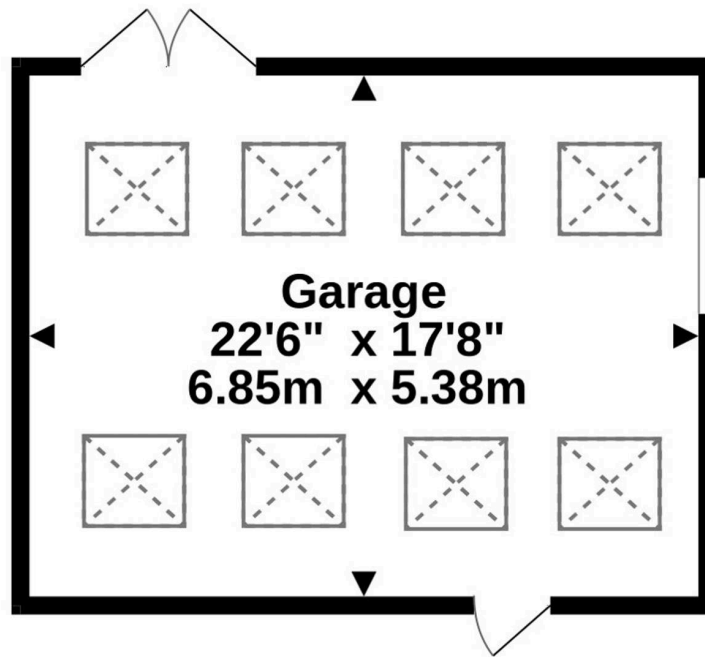
An exciting opportunity to acquire a former filling station site occupying a generous plot within the heart of the picturesque coastal village of Port William. Offering extensive hardstanding areas, a substantial outbuilding and excellent accessibility, the property presents considerable scope for redevelopment or alternative commercial use, subject to the necessary planning permissions and consents.

The site comprises a large former forecourt and yard area providing ample space for vehicle parking, storage, plant machinery or operational use. A sizeable detached workshop building is located within the grounds, both offering impressive internal floor space suitable for a variety of purposes including storage, trade workshop, vehicle maintenance, light industrial use or potential conversion opportunities.

The building retains its original industrial character with generous ceiling heights, large access doors and practical open-plan layouts. Additional ancillary structures provide further storage and utility accommodation.

Given the scale of the site and its central village position, the property may appeal to developers, business owners, investors or those seeking a unique redevelopment project. Opportunities of this nature are rarely available within Port William and early viewing is recommended to fully appreciate the potential on offer.





NOTES

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.

