

SUMMARY

SITE

TRANSPORT

PLANNING

CONTACT

- Residential Development Site
- Located in the town of Sanquhar, Dumfries & Galloway
- PPP for 29 detached houses (no requirement for Affordable Housing)
- Site Area approx. 1.98 ha (4.89 acres)
- Offers Invited

On the instruction of Buccleuch Property



FOR SALE

LAND AT BROOMFIELD, SANQUHAR, DUMFRIES & GALLOWAY, DG4 6LL

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DESCRIPTION

The site comprises a rectangular area of farmland approximately 1.98 ha (4.89 acres), in an attractive location to the north-west of Sanquhar, a short distance from the A76. The site is located opposite Sanquhar Academy and a residential cul-de-sac on Broomfield; it's elevated position provides strong views to the west.

The site is within the settlement boundary of Sanquhar and is allocated for residential development in the Local Development Plan and benefits from Planning Permission in Principle for 29 detached houses.

LOCATION

The Royal Burgh of Sanquhar is a small market town in the Nith Valley occupying a good central location in the south west of Scotland. Dumfries, Ayr and Kilmarnock are approximately 30 miles away with Glasgow approx. 50 miles and Edinburgh approx. 60 miles away by car.

The town lies on the route of the Southern Upland Way which is popular with walkers who enjoy the stunning views. Sanquhar is also very popular for salmon fishing on the River Nith and tributaries.

The site is accessed from the A76 (Glasgow Road) and is situated between Kilmarnock to the north and Dumfries to the south. On approaching the site on the A76 from the north, the access point is a left hand turn immediately after Sanquhar Academy (and before the Academy playing fields), turning into Broomfield; then left again into the continuation of Broomfield. The site is located on the right-hand side, overlooking Academy buildings and residential houses.

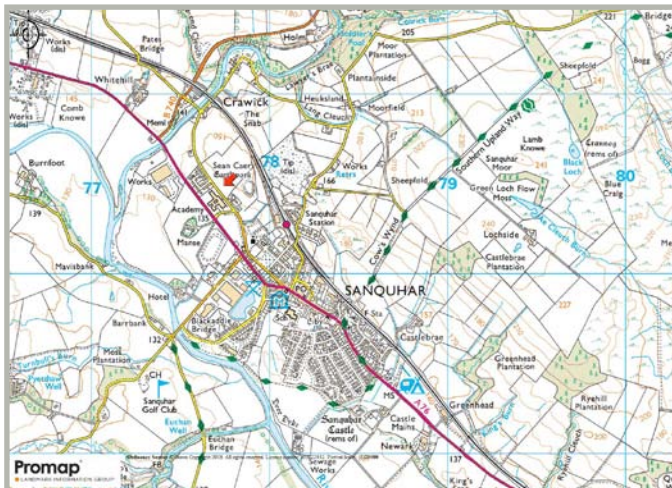
AMENITIES

The town is a thriving community with many amenities including Sanquhar Primary School, Sanquhar Academy, an indoor swimming pool, gym, library, health centre, pharmacy, a bank, mobile bank, post office, a filling station, good hotels, excellent restaurants and a nine-hole golf course.

Sanquhar Post Office lays claim to being the oldest Post Office in the world being in continuous use since 1712.

Crawick Multiverse artland is within 1 mile (and walking distance) of the site. It is a popular visitor attraction which has utilised the landscape of a former open cast coal mine to create an outdoor space linking the themes of space, astronomy and cosmology.
www.crawickmultiverse.co.uk/

Drumlanrig Castle, seat of the Duke and Duchess of Buccleuch and Queensberry, is located 10 miles to the south on the A76 just north of the picturesque village of Thornhill. The surrounding 90,000-acre estate has benefitted from significant investment and in recent years has become a major regional amenity centre for cycling, fishing, walking and tourism. The estate hosts a number of championship mountain biking trails whilst the adventure playground is a hugely attractive facility for children.
www.drumlanrigcastle.co.uk



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Sanquhar lies on the A76 which links Dumfries to Kilmarnock. The M74 is approx. 18 miles away at Abington.

Dumfries	30 miles	45 minutes
Ayr	31 miles	50 minutes
Kilmarnock	32 miles	55 minutes
Glasgow Prestwick Airport	35 miles	1 hour

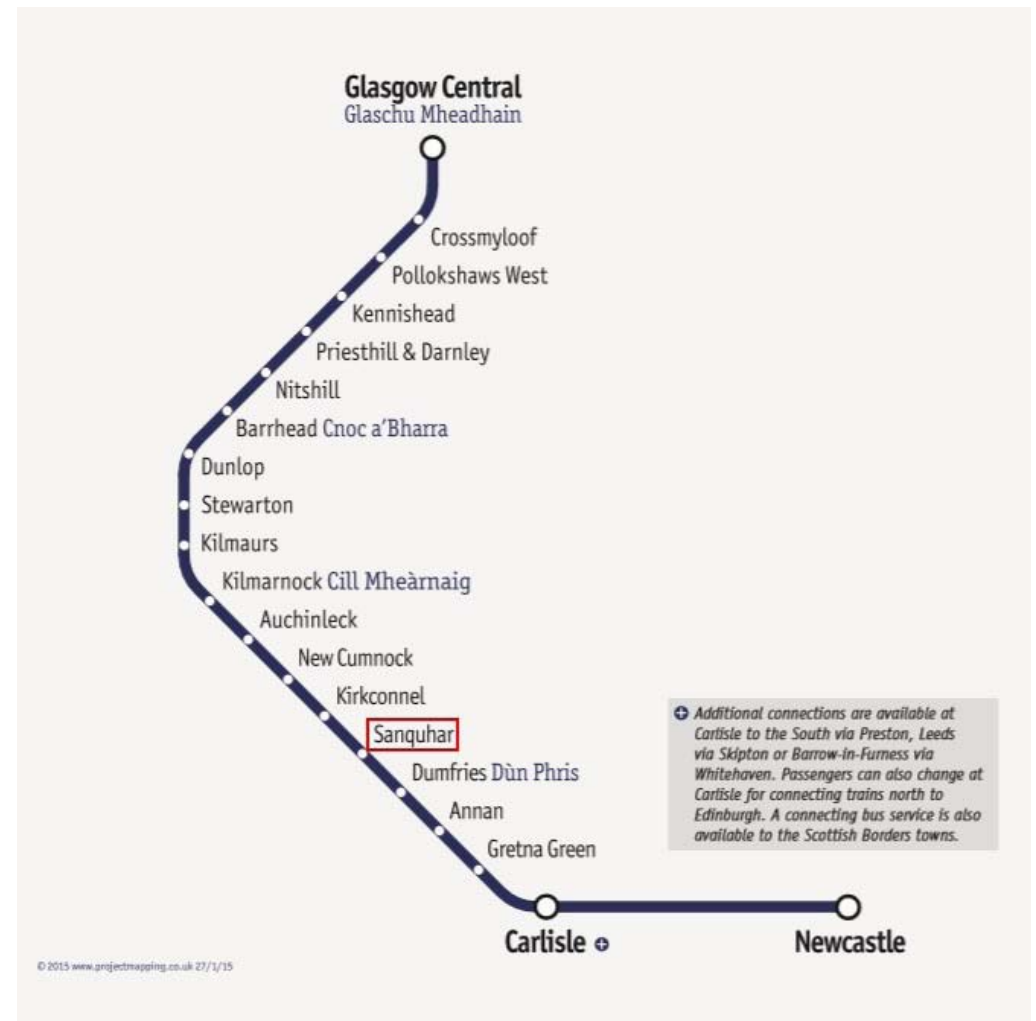
BUS

Local bus transport is provided by Stagecoach which serves surrounding towns and villages on the Cumnock to Dumfries route.

TRAIN

Sanquhar railway station is approx. 0.5 miles from the site and is on the Glasgow South Western Line linking Glasgow Central to Carlisle (for connections to London and Newcastle).

Dumfries	30 minutes
Kilmarnock	40 minutes
Carlisle	1 hour
Glasgow Central	1.5 hours



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Planning Permission in Principle (Ref: 14/P/3/0143) was granted on 15 July 2015 for the erection of 29 dwellinghouses and garages, widening of existing road, construction of new road and drainage, formation of amenity space and landscaping, and associated works.

The Planning consent includes permission to widen Broomfield road to the west hence the highlighted strip of land on the plans.



Proposed Site Layout and Road Junction Plan

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PRICE

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VAT

We are advised that this site has been opted for VAT.

FURTHER INFORMATION

Further information available to download from the website at: www.scarlettdev.co.uk/developments/sanquhar

- Location Plan
- Decision Notice
- Proposed plans / elevations

OFFERS

All offers should be submitted to Scarlett Land and Development with whom purchasers should register their interest if they wish to be informed of a closing date. Subject to planning offers are anticipated.

VIEWINGS

Please inform Scarlett Land and Development if you intend to view the site.

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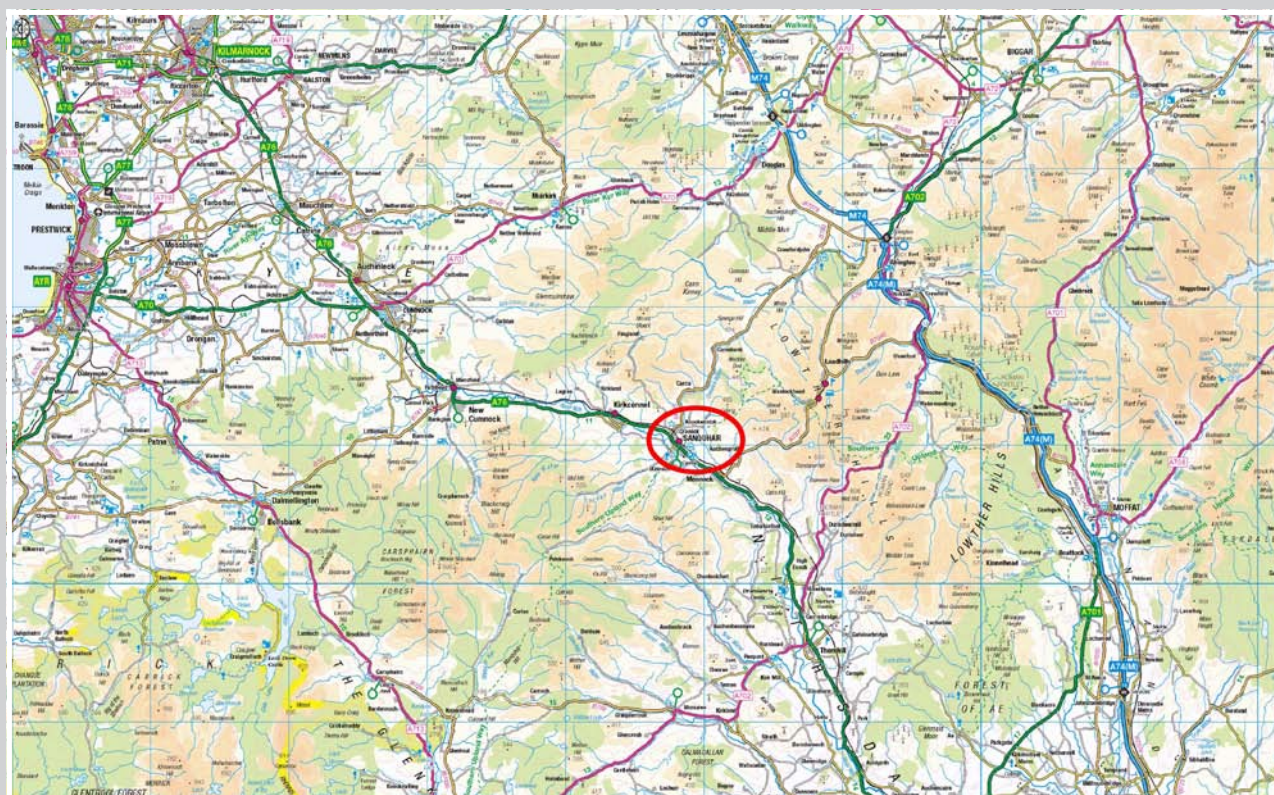
For further information, please contact:

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