

LAND FOR SALE

ARMSTRONG COURT LANGHOLM • DG13 0EN

- Central location within Langholm Town Centre
 - Potential for residential development
 - Gross site area of 670 sq.m. (0.16 acres)
 - Offers Over £60,000 are invited.
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DM HALL
CHARTERED SURVEYORS

Commercial Department
Unit 3 Cadzow Park
82 Muir Street, Hamilton, ML3 6BJ
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LOCATION

Langholm, a burgh in Dumfries and Galloway, is a small settlement with a population in the region of 1,750 inhabitants, lying around 18 miles from Lockerbie and around 8 miles from the English border. The town is situated on the A7 trunk road linking the settlements of Edinburgh and Carlisle.

The subjects are situated to the south east of Armstrong Court, close to the junction with Rosevale Street, lying a short distance to the south of Langholm Town Centre.

The surrounding area is predominantly residential in nature with Armstrong Court itself, comprising of a small flatted development

The approximate location of the subjects is shown on the appended street plan.

DESCRIPTION

The site comprises a small area of development land, occupying a back lying location and accessed from Armstrong Court.

The site is fenced and walled on all sides with vehicular access to the site afforded via shared right of way from Armstrong Court.

AREAS

From Ordnance Survey mapping systems we calculate the site to extend in total to approximately 670 sq.m (0.16 acres), or thereby. The Title Plan provided is for indicative purposes only.

PLANNING/DEVELOPMENT

The site is zoned for residential use within the Dumfries and Galloway Local Plan and may be suitable for residential development, subject to consent.



Further enquiries should be directed to Dumfries and Galloway Council on 0303 333 3000.

PRICE

Offers Over £60,000 are invited, exclusive of VAT (if applicable).

Preference will be given to unconditional offers although offers conditional on planning will be considered.

VAT

All prices quoted are exclusive of VAT, where applicable.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Jacqueline Towie

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e-mail: jacqueline.towie@dmhall.co.uk

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WSA2334

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