

# DM HALL FOR SALE

SERVICED INDUSTRIAL PLOTS

**CHAPELCROSS ENERGY TRANSITION ZONE**

ANNAN • DG12 6RF







♦ Rural location north east of Annan.

♦ Close proximity to M74 and the national motorway network.

♦ Strategic industrial and distribution location.

♦ 'Energy Transition Zone' with preference for green energy business.

♦ Serviced plots to suit occupier requirements.

♦ Gross site area of 2.30 hectares (5.7 acres).

## LOCATION

Chapelcross, offers a strategic location on the outskirts of Annan in the Dumfries and Galloway region, close to junction 20 on the M74 and the Scotland/England border.

The location offers the following distances and drive times:

<b>M74, Junction 20</b>	3 miles	6 min
<b>Annan (B722)</b>	3 miles	7 min
<b>Gretna (M74, J22)</b>	7 miles	11 min
<b>Carlisle</b>	17 miles	29 min
<b>Dumfries (A75)</b>	18 miles	27 min
<b>Glasgow</b>	82 miles	1 hr, 27 min
<b>Manchester</b>	136 miles	2 hr, 32 min

## DESCRIPTION

The Energy Transition Zone, which is designed to support green energy initiatives including hydrogen production, carbon capture and renewable energy technologies, is located to the south of the decommissioned Chapelcross Power Station on the north eastern outskirts of Annan, and is a broadly rectangular shaped site extending to a gross area of 2.30 hectares (5.7 acres), with plots available to suit occupier requirements.

The plots are being serviced by South of Scotland Enterprise to provide road infrastructure, mains water, drainage and a 1MW substation on the site with potential to expand to 2MW, along with good digital connectivity. There is a Grid Supply Point nearby for any additional power requirements

Chapelcross is zoned for business, industrial and energy related purposes in the Dumfries and Galloway Local Plan. The subject Energy Transition Zone prefers green energy businesses and employment and it should be noted that the land to the south of the site, is subject to an existing planning application for hydrogen generation, under reference 25/0470/PAN.

## TERMS

Offers are invited for the development plots on the basis of an initial grassum payment and a 125-year ground lease, converting to heritable ownership upon completion of works.

A closing date may be set in due course. All interests should be lodged with the selling agents for updates. Please note that offers are subject to South of Scotland Enterprise board approval. Prices are quoted exclusive of VAT.

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

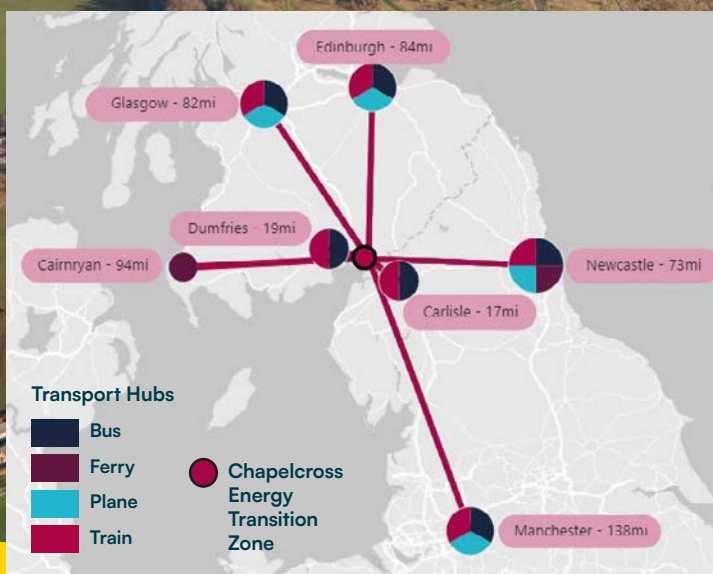
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



A74 (M)

To South

To North





## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

**Anthony Zdanowicz**

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## DM Hall Commercial Department

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