



SW
STANLEY
WRIGHT

Moss Side Steading
Dunscore
Dumfries and Galloway
DG2 0TB

- Residential development opportunity
- Planning permission for a four unit conversion
- Planning permission in principle for two new dwellinghouses
- For sale as a whole



Dumfries: 10 miles, Glasgow: 72 miles, Edinburgh 75 miles

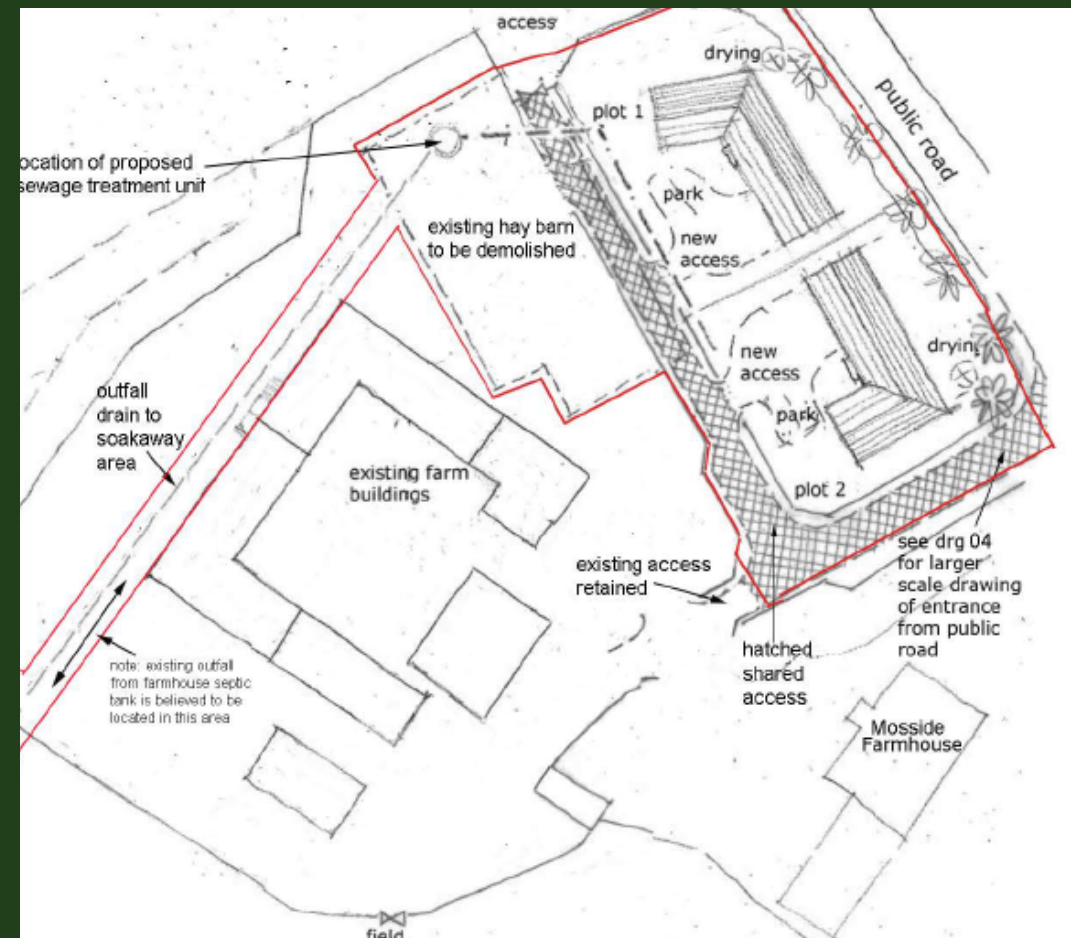
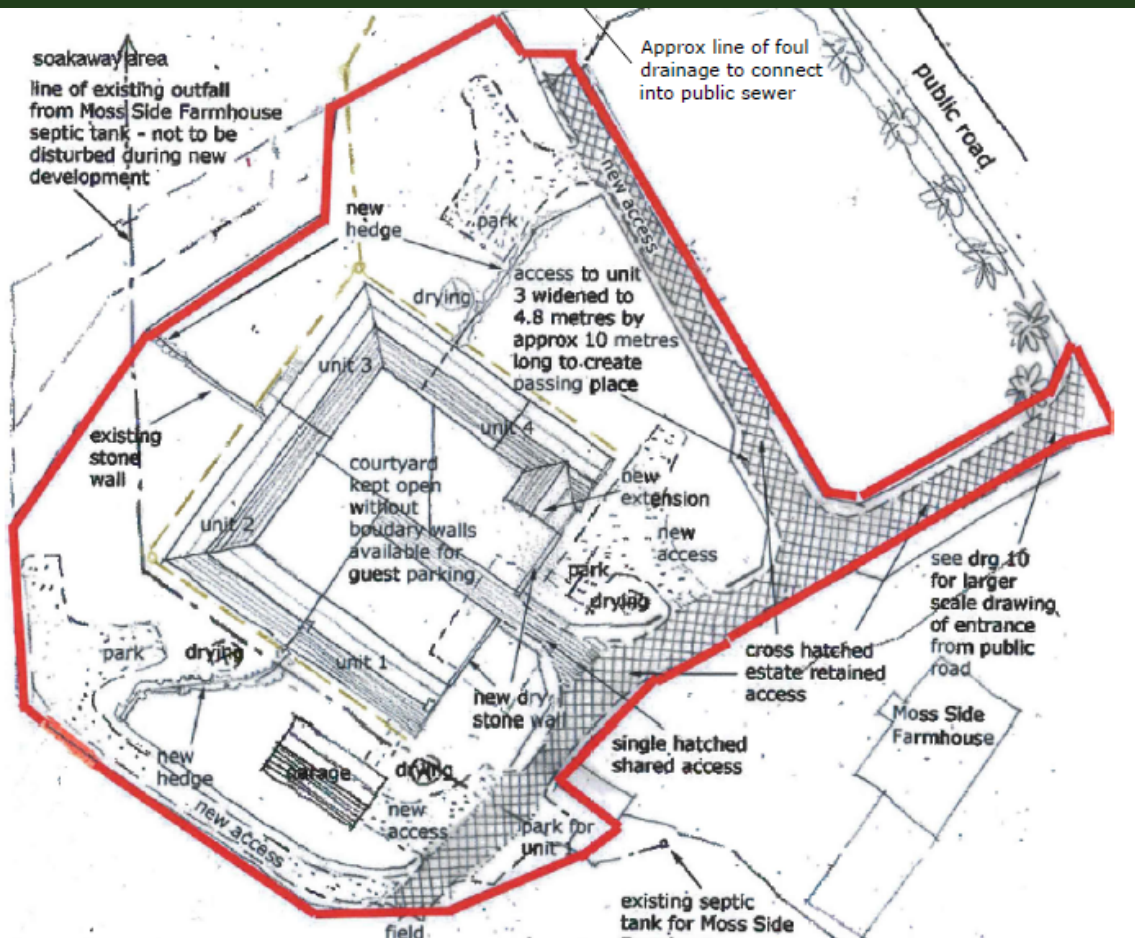
Moss Side Steading is situated in the village of Dunscore in Dumfries and Galloway. Dunscore village has a primary school, medical centre and community pub. Further amenities are available in nearby villages including Thornhill 11 miles, Moniaive 7.5 miles and Auldgirth 4.2 miles. The principal town of the region is Dumfries, 10 miles to the south where you will find high schools, supermarkets, hospital, college and a university campus.



The whole site extends to 1.62 acres or thereabouts with the traditional stone and brick agricultural buildings forming a courtyard setting. Given its position to the north of the village of Dunscore, the site is rural in its nature and outlook. The approved location of the two new dwellinghouses is to the east of the traditional buildings adjacent to the public road.

The site is sold unserviced however, services are understood to be available nearby and connections are assumed subject to the purchaser making the necessary applications to the relevant utility providers. Scottish Water were consulted through the planning process and confirmed the site could be serviced with water and waste water locally.

There is a right of access in favour of Moss Side Farmhouse as shown on the site plan.



Planning permission for the conversion of the existing farm buildings into four residential units was granted on 24 May 2022 and full details can be accessed on the Dumfries & Galloway Council planning website using reference 21/1791/FUL or by clicking '[here](#)'.

Planning permission in principle for the erection of two dwellinghouses to the east of the steading was granted on 22 February 2022 with full details available on the Dumfries & Galloway Council planning website using reference 21/0496/PIP or by clicking '[here](#)'.

The planning permissions contain conditions which would be the responsibility of the purchaser to discharge.

Location



Situation

Moss Side Steading is situated on the edge of the village of Dunscore, 10 miles north west of Dumfries.

Postcode

DG2 0TB

What3Words

To find this property using the What3Words app, enter: [///yogo.pelted.thatched](https://www.what3words.com/#!/yogo.pelted.thatched)
This will bring you to the site entrance.

Not to scale

Site plan



Sale information

Viewing

Please contact Stanley Wright 01659 58697.

Entry and Possession

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

Health & Safety

The site is a former agricultural holding and appropriate caution should be exercised at all times during viewings given the uneven ground conditions. No access to buildings is permitted without the express consent of the selling agents.

Third Party Rights & Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise and purchasers will be deemed as to have satisfied themselves in respect thereof.

Method of Sale

Moss Side Steading and the new build plots are offered to the market for sale **as a whole** and are not available as individual units.

The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

None of the items included in the sale of a working or mechanical nature or the like (where included) have been tested by us and no warranty is given of such items.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.



The Estate Office
Ulzieside,
Sanquhar
DG4 6LA

01659 58697
info@stanleywright.co.uk



SW

STANLEY
WRIGHT