



TO DUMFRIES & STRANRAER

TO GRETNA, M74, M6 &  
THE SOUTH

**A75**



FOR SALE **INDUSTRIAL DEVELOPMENT PLOT**

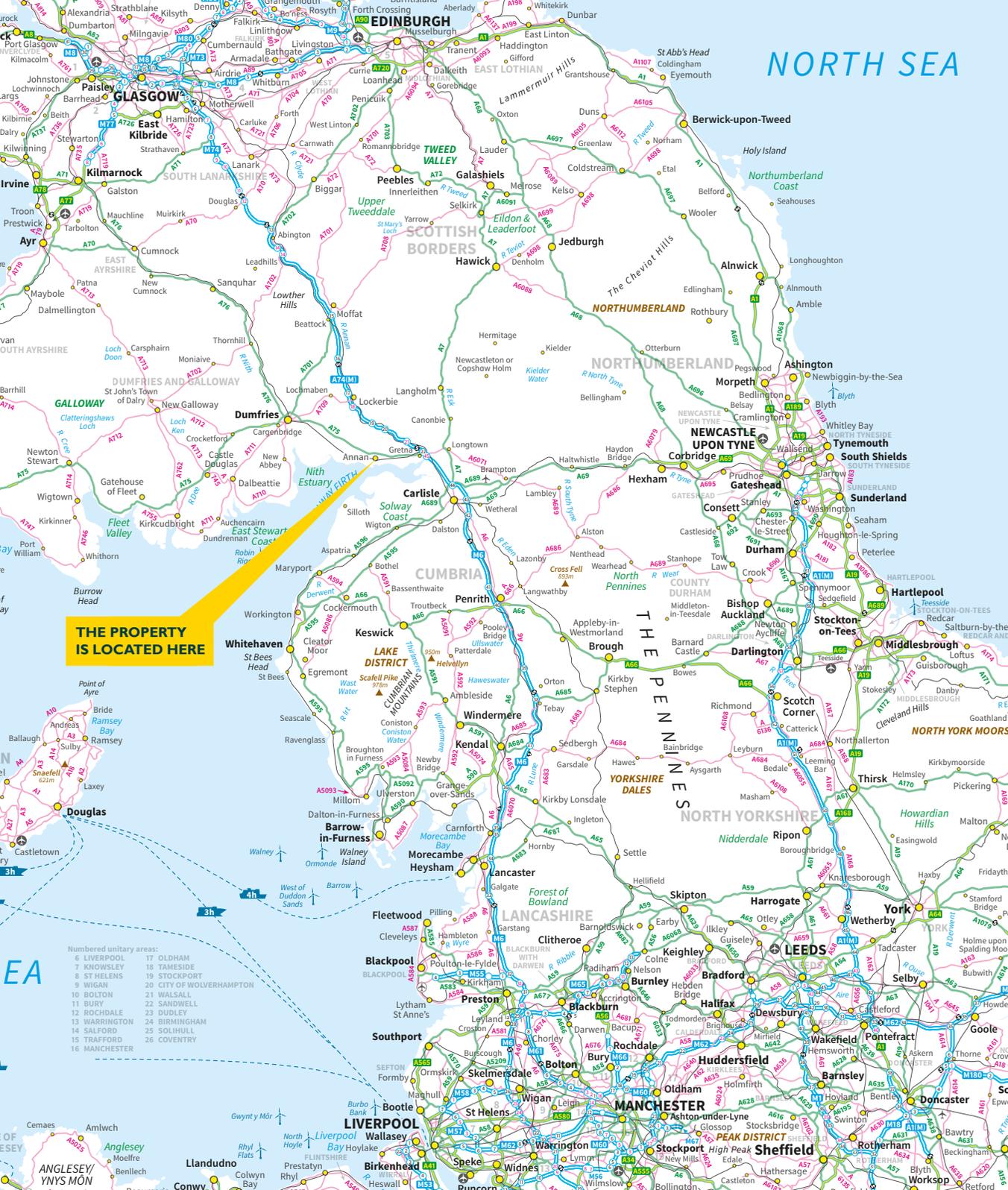
**PLOT 15**

ANNAN BUSINESS PARK • STAPLETON ROAD • ANNAN • DG12 6TZ

**DM HALL**

ON THE  
INSTRUCTIONS OF





- Located on the eastern edge of Annan
- Close to the A75 and a 15-minute drive to the M74/M6 junction
- Fully serviced, industrial development land
- Development plot extending to 3,230sqm (0.80 acres)
- Offers over £60,000

## LOCATION

Annan Business Park is located on the eastern periphery of Annan and is a recently developed business and industrial park with residents including Carrs Billington, Ponsse, Eco, Howdens and Screwfix.

The adjacent A75 road route offers the following distances and drive times:

LOCATIONS	DISTANCE	DRIVE TIME
M74/M6 (Gretna)	8 miles	14 mins
Dumfries (via A75)	16 miles	26 mins
Carlisle (via A75/M6)	19 miles	33 mins
Glasgow (via M74)	84 miles	1hr 24 mins
Cairnryan (via A75)	92 miles	2hr 4 mins
Manchester (via M6)	138 miles	2hr 30 mins

Annan is located within the Dumfries and Galloway region in south west Scotland and has a population of around 8,000 persons, with a regional catchment of around 150,000 persons.

## DESCRIPTION

Plot 15 is located at the southern end of Annan Business Park, close to the entry point in to the Park, and adjacent to Annan Business Centre, Carrs Billington, Ponsse, Howdens, Screwfix and Eco Group. The site is of irregular shape and is generally level. Services are available at the site edge.

The plot is allocated for business and industrial uses in the Dumfries and Galloway Local Plan.

## AREAS

The plots extend to 3,230 sqm (0.80 acres), or thereby as indicated on the red outline boundary.

## PRICE

Offers over £60,000 are invited for the site, exclusive of VAT.

The price agreed will be on the basis of an initial grassum payment and a 125 year ground lease, which will convert to heritable ownership upon completion of works.

Closing dates 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.

## LEGAL COSTS

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



## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

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