

**Building Plot**  
**Cloanfell, New Galloway, DG7 3RZ**



**Offers Over £70,000**

Building Plot situated on the outskirts of New Galloway. Derelict wooden chalet with services to hand. Drainage to septic tank .

## Building Plot, Cloanfell, New Galloway

Building Plot situated on the outskirts of New Galloway approximately 1 mile away. A derelict wooden chalet is presently located on the site with services to hand.

New Galloway is located on the edge of the Galloway Forest. It comprises several shops, Hotels, and 9 hole Golf Course.



### Viewing

By contacting the seller 01644 420474 OR in the case of difficulty by contacting the selling agents Messrs Austins, Solicitors & Estate Agents, 52 High Street, Dalbeattie. Telephone 01556 610259.

### Services

Mains water, and electricity are assumed. Drainage to septic tank which serves this plot and Roundoak. There is also a private water supply .

### Offers

Offers Over £70,000 are invited. Interested parties should contact their solicitor to note their interest.

### Directions

From Castle Douglas take the A713 road to Ayr. Turn left at sign for New Galloway (A712). Go straight through the centre of New Galloway. Just after black and white bridge turn immediately right at Burnfoot. Follow road round behind the houses to Cloanfell.

### Garden

Garden to front. Communal area to rear shared with Roundoak.

### Note

The Highways Authority have agreed a new shared drive to the property in principle but an application would have to be submitted. The new purchaser would have to pay the costs of the new driveway.

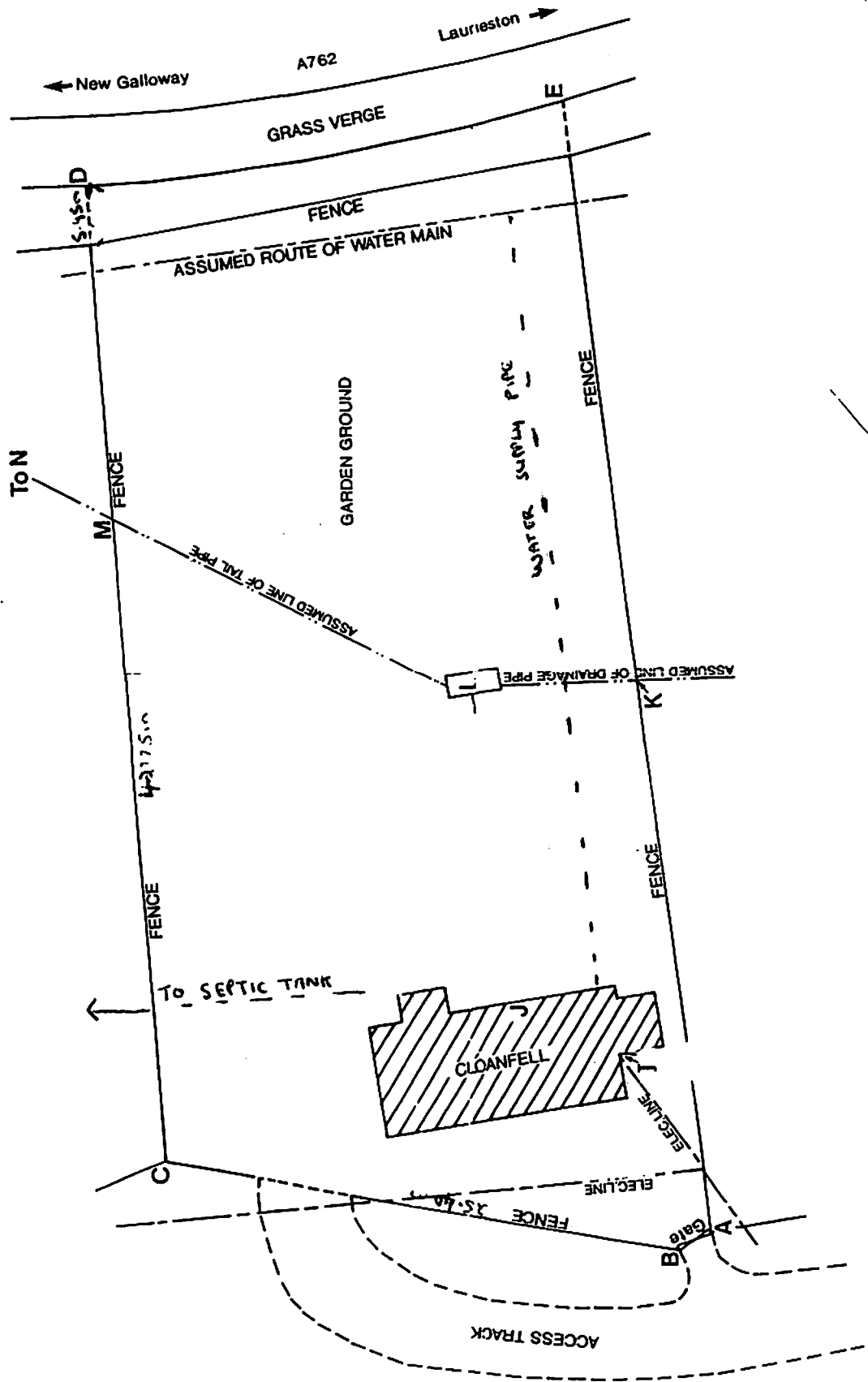
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Partners: G F Law D J Currie Consultant: W Adam  
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Building Plot, New Galloway

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This plan is demonstrative only