



LAND AT SOLWAY GATE
DUMFRIES, DG1 3SE

Galbraith

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Strategic development land opportunity on the edge of Dumfries.

Dumfries 2 miles ■ Glasgow 77 miles ■ Junction 22 (M74) 21miles

- High profile site extending to approximately 18.50 Acres.
- Scope for mixed use development subject to obtaining the necessary consents.
- Direct access off the A75 trunkroad.
- Services on site or nearby.
- Potential for wider development through negotiated purchase with adjacent owner.

Galbraith

Stirling
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LOCATION

The land at Solway Gate lies approximately 2 miles east of Dumfries town centre and immediately to the north of the A75 trunk road which it the main arterial route linking the M74 at Gretna to the port of Stranraer to the west. The property is located approximately 22 miles west of the M74 and the main centres of Glasgow lie 77 miles to the north with Carlisle 31 miles to the south. The A75 is a vital transport route linking the M74 to Stranraer and onwards to Northern Ireland and has approximately 15,000 cars and 3,000 HGV's passing the site daily.

DESCRIPTION

The subjects comprise an area land down to grass with direct access off the A75 roundabout to the south. The land is generally level and extends to approximately 18.50 acres. The western boundary benefits from extensive frontage onto the A75.

Nearby occupiers include Travel Lodge, Premier Inn, Greggs and a Shell Petrol Filling Station, which is the only fuel station with direct access off the A75 between Gretna and Creetown some 1.5 hours (45 miles) to the west.

PLANNING AND DEVELOPMENT

The subjects are not currently allocated in the Dumfries and Galloway Council Local Development Plan, however, lie adjacent to the Dumfries settlement boundary. It is considered that the subject present an opportunity for mixed use development including roadside retail and hot food use, EV charging, overnight lorry park, hotel, energy and renewables and wider commercial uses, subject to obtaining the necessary consents.

SERVICES

Mains supplies of electricity, water and drainage are noted to be available on or adjacent to the site.

METHOD OF SALE

Our clients are inviting offers to reflect the strategic development potential of the site.

The land to the east is in separate ownership and may be available by negotiation.

Interested parties will be notified of any closing date and requested to submit an offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales for completing the transaction.

It should be noted that an overage payment in favour of the seller will be reserved in respect of any future development of the land. The terms of any overage agreement will be secured by way of the standard security on the title.

LEGAL

Each party will be responsible for their own legal costs incurred and the ingoing tenant will be responsible for the payments of LBTT, registration dues and VAT incurred therein.

VAT

All figures are quoted exclusive of VAT.

DATE OF ENTRY

To be mutually agreed.

POST CODE

DG1 3SE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///froze.branded.soap

SOLICITORS

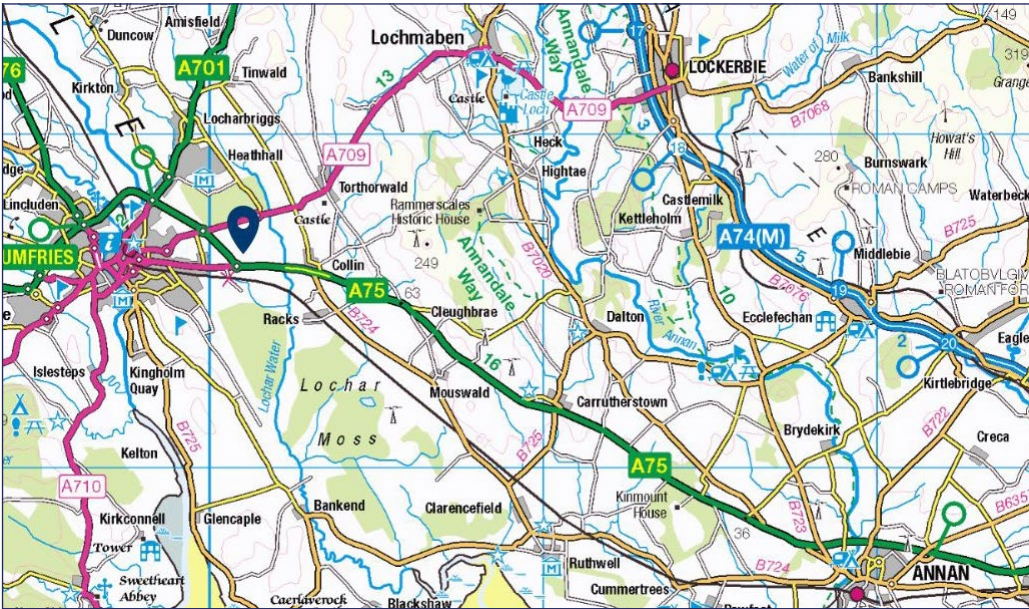
Anderson Strathern
George House
50 George Square
Glasgow
G2 1EH

LOCAL AUTHORITY

Dumfries and Galloway Council
109-115 English Street
Dumfries
DG1 2DD



Currently there is a four-arm roundabout adjacent to the land, including an existing farm access, and the proposal is to construct a new, enlarged roundabout offline to then re-route a small section of the A75 to connect up. This new roundabout will be sized to alleviate the known congestion and tailbacks at peak times as well as the expected traffic in and out of the new facility. The diagram above shows an indicative layout of any future roundabout realignment requirement. Tailbacks have occurred with vehicles attempting to access the shell filling station and the existing roundabout since 2015 at peak times. At that time the average traffic count was 10,000 vehicles per day, rising to 11,400 per day in peak times, during August of which 10% were HGVs (Source Transport Scotland). The latest traffic count available from before July 2023 (Non peak) was 15,000 vehicles of which over 3,000 were HGVs. This has been considered by Transport Scotland and subject to complying with DMRB Standards they have no objection.



ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers.

To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the selling agents:

Galbraith
Suite C
Stirling Agricultural Centre
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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and 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 to have satisfied themselves in all respects thereof. 7. Photographs taken in October 2024. 8. Particulars prepared October 2024.

