

FOR SALE

BARN CONVERSION GREYHILL FARM STONEKIRK



An opportunity to acquire derelict farm steading with full planning permission for the development of four residential cottage style properties (one of which will be retained by the current owner). The site, which is situated on the fringe of the village benefits from open views over surrounding farmland. The development will be fully self contained and will enjoy ample parking facilities. The finished product would be ideally suited for use as a holiday home development or for individual semi rural cottage properties of style and character.

PRICE: Offers Around **£190,000**



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for Independent Financial & Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk

DESCRIPTION:

An opportunity arises to acquire a derelict outbuilding / steading set adjacent to Greyhill Farm. Full planning permission is in place for the conversion of the outbuildings to a four unit cottage style development of residential properties (one of which is to be retained by the current owner. It occupies a fringe of village location from which there are open views over the surrounding farmland.

The site will be ideally suited for the construction of four delightful two / three bedroom residences. Services are located adjacent to the site (electricity on site, water approx 200 metres)

The property is situated some 7 miles from the ferry port town of Stranraer and approximately 3 miles from the ever popular village of Sandhead where local amenities will include general store, post office, primary school, two hotels and general practice healthcare.

The property is located adjacent to the farm house and the remaining steading but will be fully self contained with its own access driveway.

All major amenities are to be found in Stranraer itself and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Seldom does the opportunity arise to acquire such a rural development opportunity and early viewing is therefore to be thoroughly recommended.



View to surrounding countryside

ENTRY: Negotiable

VIEWING: By appt with **S.W.P.C**

DETAILS PREPARED: 14/09/2008

COUNCIL TAX: To be advised.

OFFERS:

All offers for the above property should be made in writing to

**South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890**

www.swpc.co.uk



Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**