

DEVELOPMENT SITE

MOOREFIELD, STRANRAER



FOR SALE

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DEVELOPMENT SITE MOOREFIELD, STRANRAER

- ELEVATED POSITION AT EDGE OF STRANRAER
- 3.49 HECTARES (8.63 ACRES)
- SITE ROADS AND SERVICES INSTALLED
- ZONED WITHIN LOCAL DEVELOPMENT PLAN
- SUITED TO BOTH PRIVATE & SOCIAL HOUSING
- POTENTIAL FOR ALTERNATIVE DEVELOPMENT, SUCH AS A CARE HOME OR ASSISTED LIVING

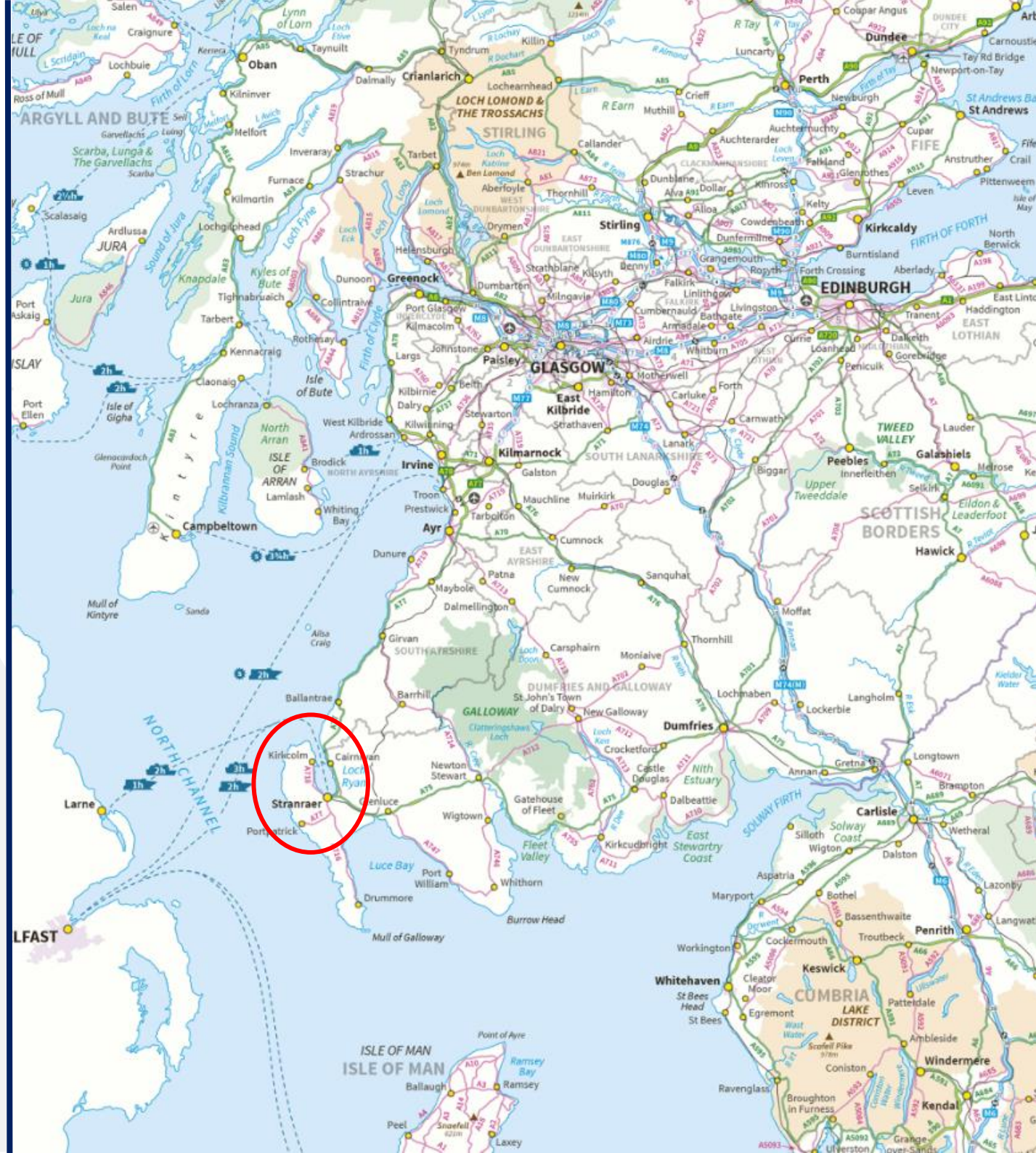
THE TOWN

Stranraer is the second largest settlement in the Dumfries & Galloway region of South West Scotland, lying on the shores of Loch Ryan, with a population in the order of 13,000.

The town is accessed by the A75 & A77 trunk roads together with a rail link to Ayr & Glasgow. The Cairnryan ferry terminals lie around six miles to the north. The A75 provides a good link to the M74 & M6 whilst both Prestwick and Glasgow airports are accessible via the A77.

A list of town's main amenities are as follows:

- Five Primary Schools
- Stranraer Academy
- D&G College
- Ryan Centre
- Community Hospital & Medical Centre
- Morrison's, Tesco & Aldi Supermarkets
- Harbour & Marina
- Agnew Leisure Park



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THE SITE

The site is located within an established residential district, on the northern side of Moorefield, around 0.8 miles to the south west of the town centre.

Immediately to the north east is a public playing field with modern playground.

The site is of a regular shape and has a direct frontage onto Moorefield.

The internal roads have been constructed together with stormwater drains, SUDS, street lighting and fire hydrants.

SITE AREA

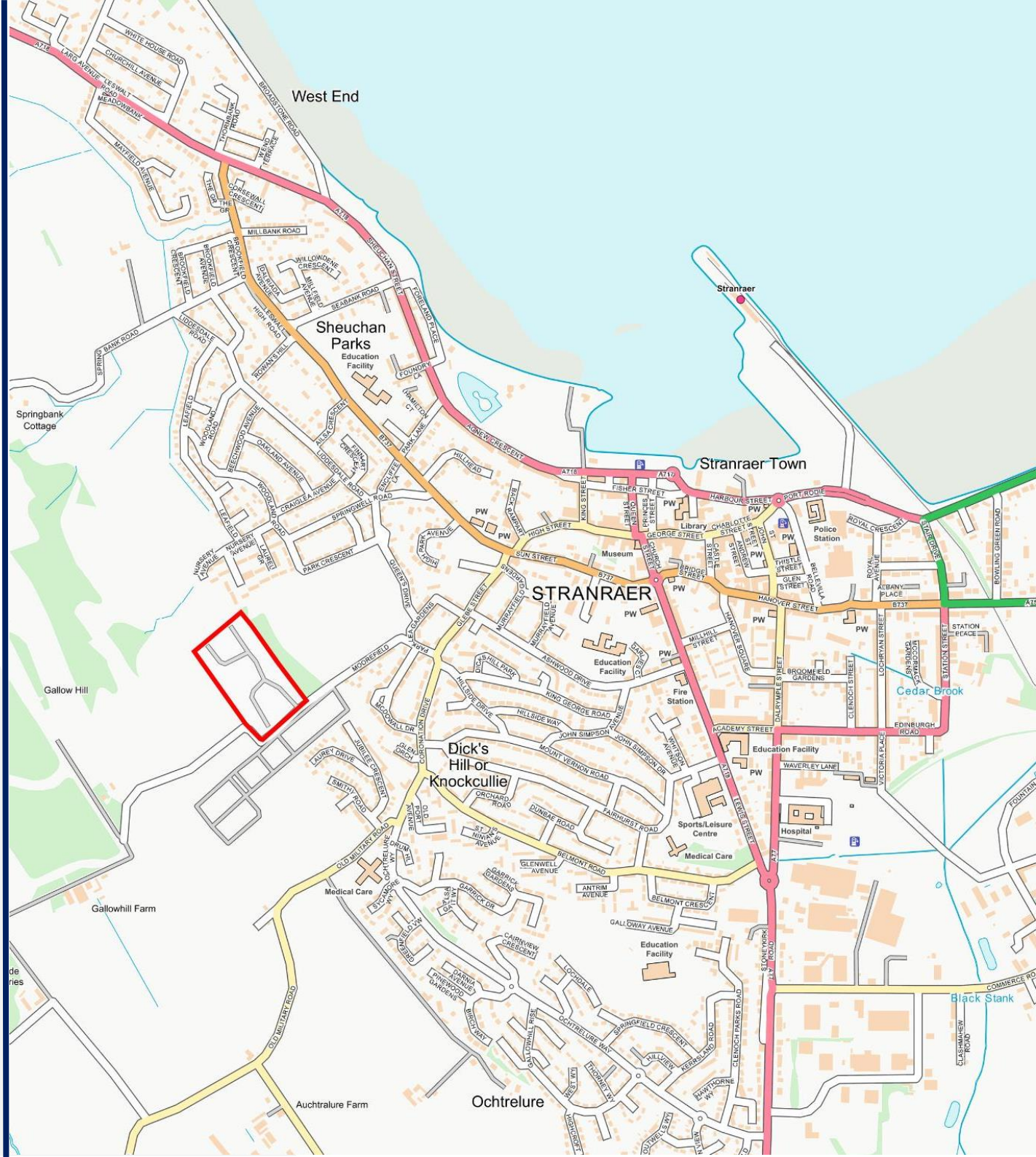
The site extends to 3.49 Hectares (8.63 Acres) or thereby.

SERVICES

The site services are as follows:

- Mains Water
- Mains Electricity
- Mains Gas
- Public Sewer
- Telephone Line

Further information on the site services and infrastructure will be made available to genuinely interested parties.



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PLANNING

The subjects are zoned for residential development within the Local Development Plan II (STR.H3) , which was adopted in October 2019.

The site previously obtained planning permission for 25 private dwellings and garages, 24 private flats and a further 20 house plots (05/P/1/0052) .

We are however advised that a social housing scheme for circa 108 dwellings was also prepared previously.

In addition, plans for a supported living development including central hub building have been drawn up for the site.

Further information on the previous planning application etc will be made available to genuinely interested parties.

Prospective purchasers must however make their own planning enquiries direct with Dumfries & Galloway Council.

PRICE

Price on application.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

VIEWING

The site is currently fenced off and secured by metal gates.

Viewing is therefore by prior appointment only.





For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR
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