

# TO LET

## Commercial Development Opportunities

Prominent greenfield site

Allocated land within D&G Council  
Local Development Plan II

Adjacent to A75 bypass

Various lots sizes available

Pre-let development & long-term  
ground lease enquiries invited

Site Area: 5.775 Ha (14.28 Ac)



VIDEO TOUR



WHAT 3 WORDS



## BRASSWELL, ANNAN ROAD, DUMFRIES, DG1 3JA

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# Location

BRASSWELL, ANNAN ROAD, DUMFRIES



**The site occupies a highly visible and easily accessible position adjacent to the A75 bypass, with arterial town centre connectivity and public transport links.**

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

The town lies approximately 75 miles south of Glasgow and 34 miles northwest of Carlisle, occupying a strategic location at the intersection of the A75, A76, and A701 trunk roads.

The A74(M) / M6 motorway is accessible via the A701, A709, and A75.

The A75 also provides an important connection to the Northern Irish ferry ports at Cairnryan.

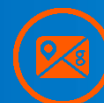
The site benefits from an extensive roadside frontage along Annan Road (A780) of over 300m combined.

There are two existing access junctions from Brasswell Park, with general traffic flow controlled by a mini roundabout.

The site lies opposite the expanding Brasswell Office Park with occupiers such as NFU, Wheatley Homes, and DVSA.

Other nearby commercial operators include Arnold Clark, Premier Inn, Shell, Starbucks, Greggs, and Travel Lodge.

**Prime greenfield development site**



FIND ON GOOGLE MAPS





# Description

BRASSWELL, ANNAN ROAD, DUMFRIES

**The subjects form a level-lying greenfield site, allocated for future business and industry development within the D&G Council Local Development Plan II.**

Two existing access junctions are set within the northwest corner of the site, however, access may also be granted from the prevailing through road, subject to Local Authority consents.

The northern section of the site extends to around 4.595 Ha (11.36 Ac), whilst the southern segment is approximately 1.18 Ha (2.92 Ac).

The total site area (excluding access roads, junctions, and dwelling) is 5.775 Ha (14.28 Ac) or thereby.







# Description

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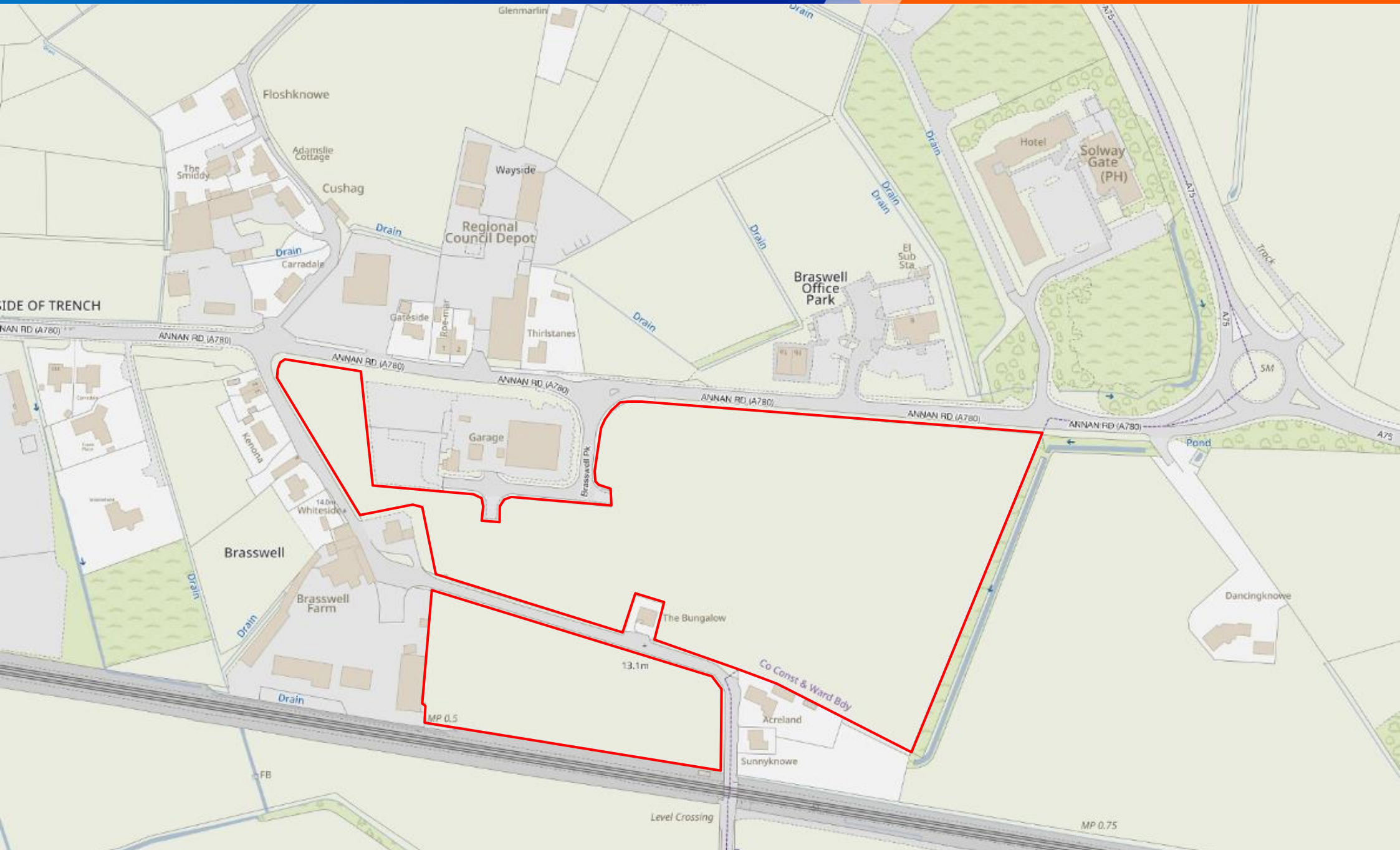






# Site Plan

BRASSWELL, ANNAN ROAD, DUMFRIES





## Services

We understand all mains services are available on or adjacent to the site.

## Planning

The LDP II allocation allows for Class 4 (Business) use consent together with the sale / display of motor vehicles, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

However, the site is well suited for development to accommodate a broad range of commercial uses, subject to Local Authority consents.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

## Lease Terms

Our client is willing to consider both pre-let design & build opportunities and long-term ground lease options.

Whilst consideration will be given to all lot sizes, minimum lotting of 0.5 – 1.0 Acre is expected.

Rents are negotiable and shall be subject to a regular review pattern.

Rent and lease terms for pre-let development proposals shall be confirmed following landlord review of a full, tenant prepared design pack.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The tenant will be responsible for any Land and Building Transaction Tax (LBTT), and registration dues, if applicable.

## Get in Touch

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



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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