

LAND AT PALNACKIE

For sale as a whole or in two lots



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

LAND AT PALNACKIE

INTRODUCTION

The land at Palnackie is situated on the periphery of the village. The land is offered in two lots with part of lot 1 being included within the local development plan. At present the land is utilised for agricultural and equestrian purposes and subject to the necessary consents, would lend itself to a variety of commercial and semi-commercial purposes.

Palnackie is a thriving community, which boasts a hotel/public house, a bistro/restaurant, primary school, village shop and an active community council. The village of Palnackie up until 1965 was a fairly successful outport of Dalbeattie and Castle Douglas, where after the harbour was mainly utilised for the cockling trade. The harbour was also known as the 'Barlochan Basin'. The village still hosts a popular annual event known as 'The Flounder Trampling'. The area has now become a popular tourist destination, with a busy holiday park established at the adjacent Barlochan.

The area around Palnackie is possibly the most attractive landscape in the lower Urr Valley with the county being noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within easy reach of the property and the area boasts numerous golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan and the international airports of Glasgow and Prestwick are within 62 miles & 85 miles respectively.

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in two lots.

GUIDE PRICE

Offers for the land are sought in excess of:

Lot 1: £120,000

Lot 2: £ 36,000

As a whole: £156,000

VIEWING

By appointment with the sole selling agents:



Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

DIRECTIONS

From Dalbeattie follow the A711 over the river Urr, turning immediate left after crossing the bridge. Follow this road for approximately 3 miles and the land is located on both sides of the road on the approach to Palnackie Village, as indicated on the location plan which forms part of these particulars.

DESCRIPTION

LOT 1 (Coloured green on the sale plan)

Comprising of field enclosures extending to about 15.07 acres (6.099 hectares), which is located to the east side of the A711 and immediately north of the village. The land lies within a ring fence and is bounded to one side by the river Urr. At present the land is all down to grass for grazing and or conservation and is currently utilised for agricultural and equestrian purposes.

However, it is noted that the southern area of lot 1, shown cross hatched on the sale plan, is included in the local development plan, REF: PAL.H2, as an allocated housing site.

LOT 2 (Coloured pink on the sale plan)

Comprises of an agricultural field extending to about 3.62 acres 1.482ha bounded to one side by the A711 with road frontage. The field is presently utilised for agricultural purposes, but would lend itself to a variety of uses, subject to the necessary consents.

PLANNING

As stated earlier within these particulars, part of lot 1 is included in the local development plan, REF: PAL.H2, this site has the potential to form an integral part of the settlement if designed and developed sensitively, taking account of its position as a gateway to the village.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor: **Mr Charles Laurie, Hewats Solicitors LLP, 63 King Street, Castle Douglas. Tel: 01556 502946 Web: www.hewats.co.uk** for a definitive list of burdens subject to which the property is sold.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

ENTRY & VACANT POSSESSION

Immediately upon completion.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

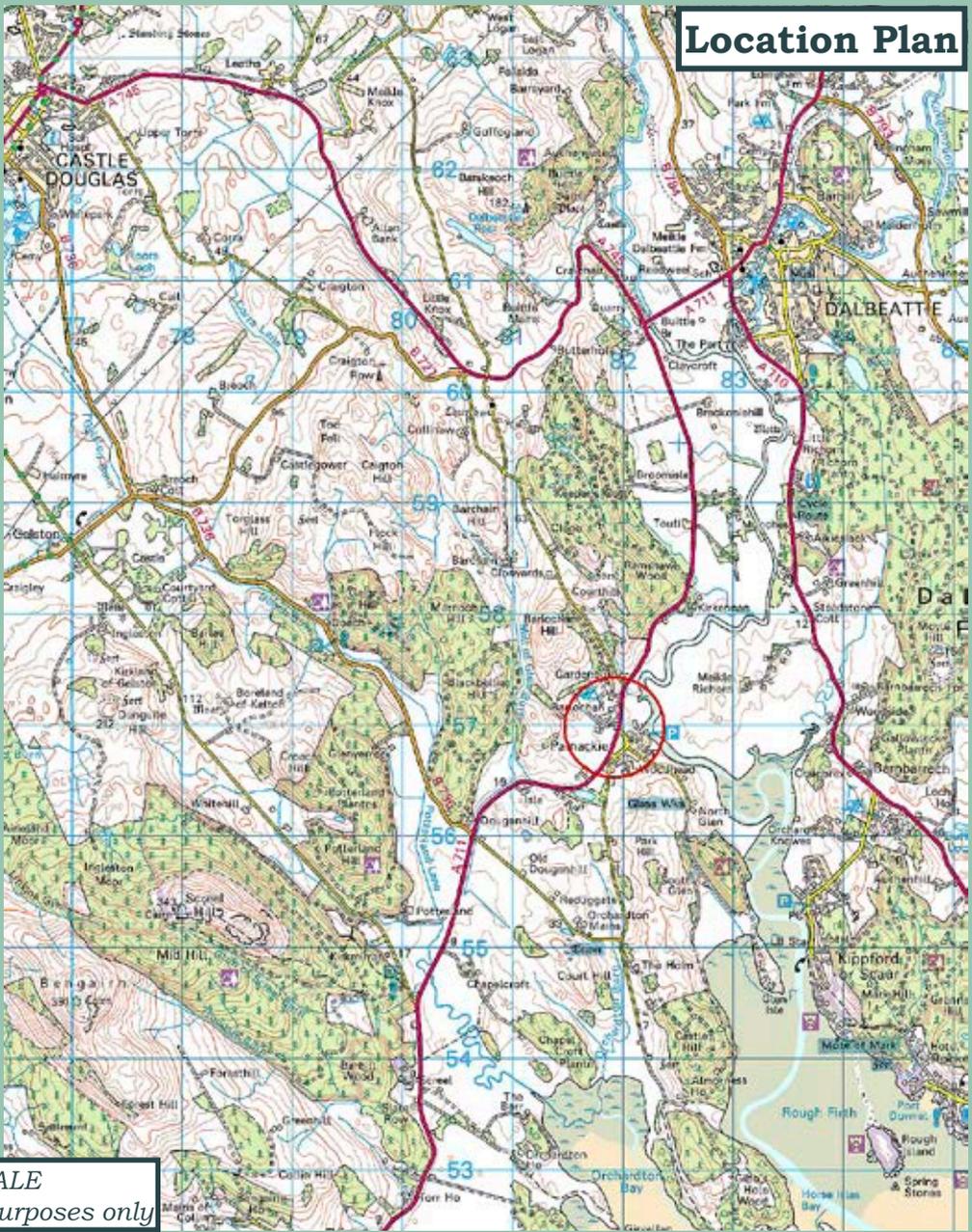
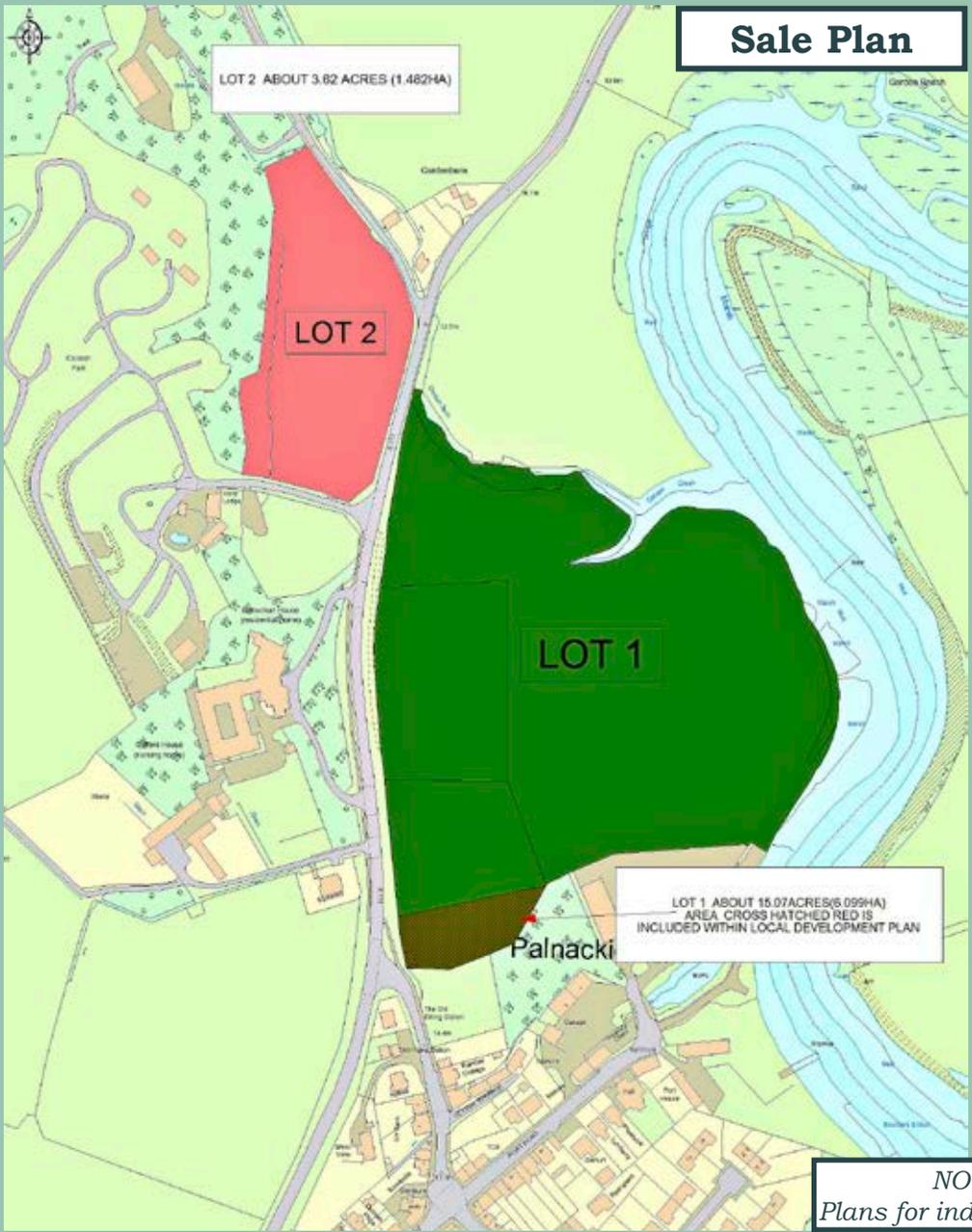
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared November 2017



NOT TO SCALE
Plans for indicative purposes only