

# DEVELOPMENT PLOTS AT AUCHENCAIRN

Church Road, Auchencairn, Castle Douglas, Dumfries & Galloway

Castle Douglas 8 miles, Dumfries 26 miles, Ayr 44 miles, Carlisle 58 miles, Stranraer 58 miles



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

## INTRODUCTION

The building plots are situated on Church Road within the village of Auchencairn. The land is offered in one lot and is included within the Dumfries & Galloway Council's local development plan (Ref: AUC.H2). The LDP is supported by several pieces of supplementary guidance, planning guidance and various land use audits which can be found on the Council's Development Planning webpages at [www.dumgal.gov.uk/LDP](http://www.dumgal.gov.uk/LDP).

At present the land is utilised for agricultural purposes and subject to the necessary consents would make a stunning site for residential development for up to five units. The property occupies about 4710 m<sup>2</sup>, as indicated on the plan which forms part of these particulars.



Auchencairn is an attractive village of whitewashed stone cottages, mainly dating from the early 17th century. It is located on the heritage coastline of the Solway Estuary, a National Scenic Area of unspoiled hills, cliffs, islands, bays and beaches known locally as the Scottish Riviera.

The village is on the A711 coast road from Dalbeattie to Kirkcudbright and provides a quiet and pretty base for exploring all that the area has to offer walkers, cyclists and wildlife. Auchencairn enjoys a particularly mild climate due to its coastal position and there is a lively and welcoming community that takes pride in the appearance and history of the village, several craft and specialist businesses operate successfully here.

A wider range of professional services can be found in the nearby towns of Dalbeattie, Castle Douglas and Kirkcudbright.

## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

## GUIDE PRICE

Offers are sought in excess of: £100,000

## 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](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## 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). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, for a definitive list of burdens subject to which the property is sold.

## INGOING

There are no ingoing claims affecting the property.

## ENTRY & VACANT POSSESSION

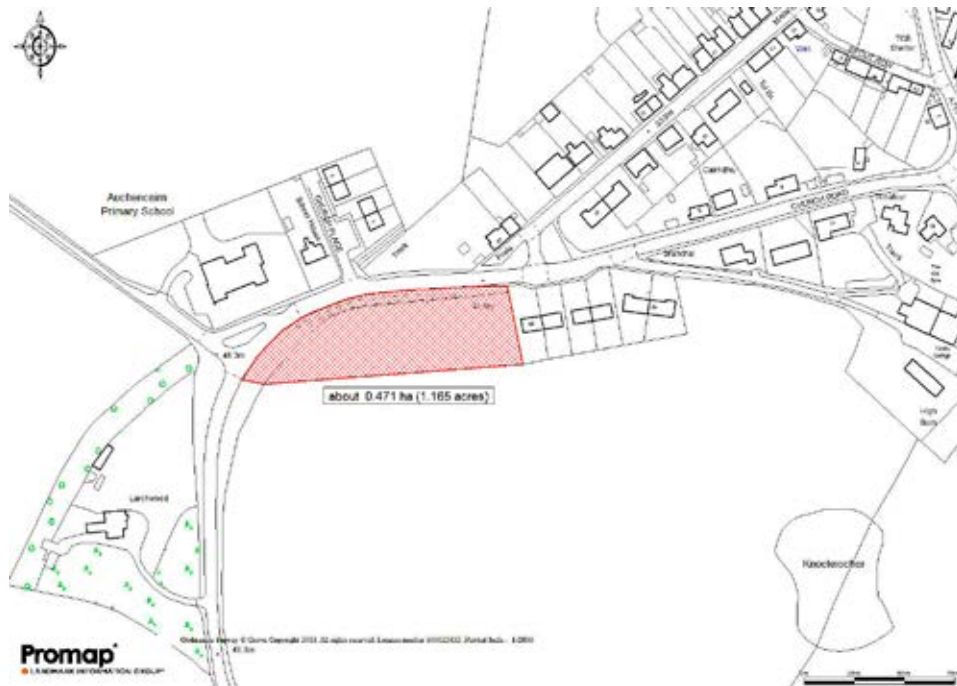
At a date to be mutually agreed.

## 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 legal 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 vendors' solicitors at conclusion of the missives. This deposit will be non-returnable in the event of the purchaser(s) failing to complete the sale for any reason not attributable to the vendors 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 neither 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 whatsoever 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 prospective purchasers.
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 are 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. Intending purchasers must satisfy themselves by inspection or otherwise in these respects.
7. These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to prospective purchasers' interest in the property then further, specific information/verification should be sought from Threave Rural. Prospective purchasers should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as statements of fact.

*Particulars prepared February 2018*

