



DEVELOPMENT PLOTS AT CARSLUITH VILLAGE

Carsluith, Creetown, Newton Stewart



Not to Scale for identification purposes only



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Sale Plan



NOT TO SCALE
Plans for indicative purposes only

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DEVELOPMENT PLOTS AT CARSLUITH VILLAGE

Carsluith, Creetown, Newton Stewart

Newton Stewart 9 miles, Gatehouse of Fleet 8.5 miles, Dumfries 40 miles, Carlisle 75 miles

TWO EXCEPTIONAL COASTAL BUILDING PLOTS SITUATED IN THE VILLAGE OF CARSLUITH IN DUMFRIES & GALLOWAY

- FULL PLANNING PERMISSION FOR TWO SINGLE STOREY DWELLINGS
- QUIET VILLAGE LOCATION WITH SEA VIEWS
- SERVICES EITHER ON SITE OR ADJACENT
- ABOUT 8,850 M²
- PLANNING PERMISSION REF': 15/P/2/0150

FOR SALE AS A WHOLE OR IN TWO LOTS

VENDORS SOLICITORS

Mr David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Email: david@hallbaird.co.uk



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

These exceptional development plots at Carsluith are situated within the village and provide stunning views over Wigtown Bay. The plots currently benefit from full planning permission, for the erection of two dwellinghouses, formation of access and installation of septic tanks and soakaways. The plots are situated on an elevated site, with no immediate neighbours with stunning sea views. The property occupies about 8850m² and benefits from either services laid in or adjacent to the sites.

For further planning information, please go to: www.dumgal.co.uk/planning, search planning applications using the reference: 15/P/2/0150

Carsluith sits adjacent to the A75 about 2 miles from the village of Creetown, which benefits from a village shop/outreach post office, family butchers, primary school, a health centre and dispensary, a hotel, bowling club, both tennis and football clubs. A broader range of shops, schools and services can be found in Newton Stewart, and Gatehouse of Fleet.

This area of Southwest Scotland benefits from a mild climate, due to the Gulf Stream. There are several gardens open to the public nearby, such as Logan Botanic Gardens, Threave Gardens and Castle Kennedy Gardens. The plots are conveniently situated for walking in the nearby Galloway Hills and cycling along some of the numerous designated cycle routes in the area as well as the cycle routes of the Seven Stanes mountain bike tracks including the well known centre at Kirroughtree. Sporting pursuits are in abundance with shooting, fishing, water sports, etc. available on the Solway coast and for golf enthusiasts there are several courses within a short drive of Creetown. The area is also well known to artists and offers scope for work in all mediums. The nearby artists' town of Kirkcudbright attracts a large number of visitors throughout the year to its numerous galleries and shops.

METHOD OF SALE

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

GUIDE PRICE

Plot 1 – Offers in excess of: £60,000

Plot 2 – Offers in excess of: £60,000

VIEWING

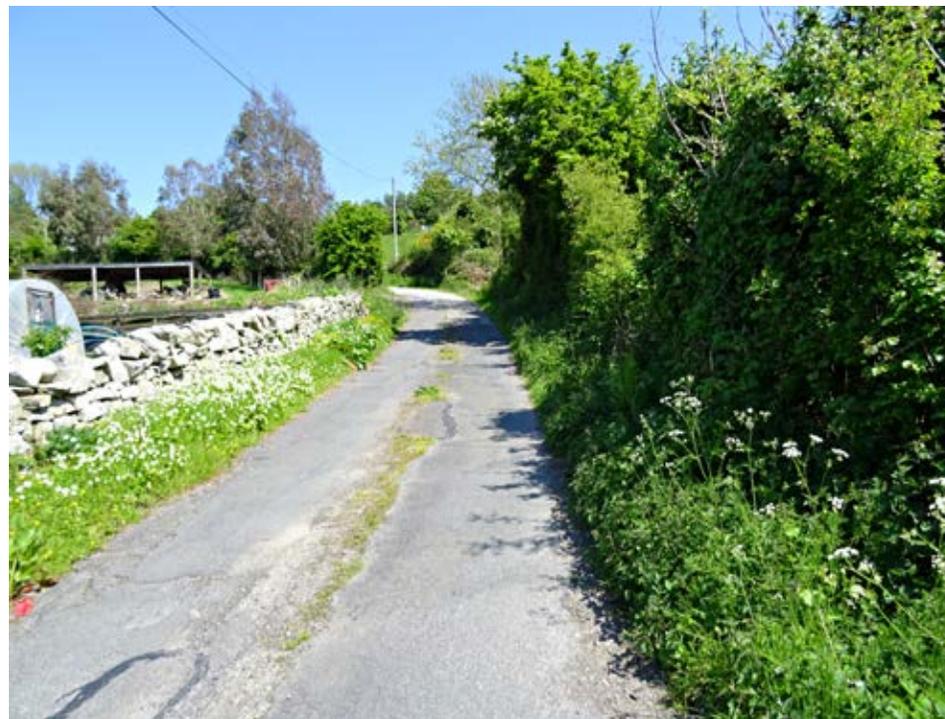
Viewing is available anytime:

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



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, **David Hall, Hall Baird Solicitors** 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 June 2018

