



# DEVELOPMENT SITE AT SPRINGHOLM

Culshan Farm Steading, Springholm, Castle Douglas, DG7 3LR

## Location Plan



**NOT TO SCALE**  
Plan for indicative purposes only

# **DEVELOPMENT SITE AT SPRINGHOLM**

**Culshan Farm Steading, Springholm, Castle Douglas, DG7 3LR**

Castle Douglas 5 miles, Dumfries 14 miles, Carlisle 45 miles, Glasgow 88 miles, Edinburgh 90 miles

## **DEVELOPMENT SITE WITH PLANNING PERMISSION IN PRINCIPLE LOCATED IN A COUNTRYSIDE LOCATION ON THE PERIPHERY OF THE VILLAGE OF SPRINGHOLM**

- PLANNING PERMISSION IN PRINCIPLE FOR A ONE & HALF STOREY DETACHED DWELLINGHOUSE
- PLANNING REFERENCE – 17/2255/PIP
- COUNTRYSIDE LOCATION YET WITHIN EASY REACH OF MAJOR ROAD NETWORKS
- ABOUT 0.09 HECTARES (900 M<sup>2</sup>)

**FOR SALE PRIVATELY**

### **VENDORS SOLICITORS**

Mrs Karen Baird  
Hall Baird Solicitors  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 502764

Email: karen@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

This residential development plot at Springholm is situated just on the edge of the village and provides views over the surrounding countryside. The plot currently benefits from planning permission in principle, for the erection of a one and a half storey dwellinghouse, to include garden grounds and block paved off road parking.

The plot is situated in a countryside location and occupies about 900m<sup>2</sup> and benefits from water onsite and electricity nearby. For further detailed planning information or to make enquiries with regard to this planning please go to: [www.dumgal.co.uk/planning](http://www.dumgal.co.uk/planning), search planning applications using the reference: 17/2255/PIP

Springholm offers local services such as a village shop, hotel / public house with primary schooling a very short walk from the property.

A further range of services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets. Primary & Secondary education is available within the town.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow are about 58 miles and 72 miles respectively. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses, the closest being within Castle Douglas.

## DIRECTIONS

From of Springholm, follow the sign for Kirkpatrick Durham going straight across at the mini roundabout and the development site is located on the left hand side down a single track road just before the national speed limit signs, as indicated on the location plan, which forms part of these particulars.

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for the development site are sought in excess of: £60,000

## 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)**



## ADDITIONAL INFORMATION

No development in respect of this planning permission shall take place unless further application(s) accompanied by plans showing all the matters specified in the conditions of the planning permission in principle. This document can be viewed via [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning) using the planning reference: 17/2255/PIP.

**All enquiries with regard to the planning permission in principle should be directed to Dumfries & Galloway Council [www.dumgal.gov.uk](http://www.dumgal.gov.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). 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, **Mrs Karen Baird, Hall Baird** for a definitive list of burdens subject to which the property is sold.



## **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 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.

# Proposed Site Plan

## Notes/Specification.

### Site History:

Part of a small holding where adjacent buildings have been converted to dwellings or new dwellings erected on adjacent areas of land after plots were sold off. Site is currently used as storage.

### Downakings:

Remove existing timber shed and infill existing underground slurry tank.

### Dwelling:

One story and a half dwelling to be constructed in facing brick/render/random rubble stone, roof tiles and uPVC (grey) windows. Separate driveway to property.

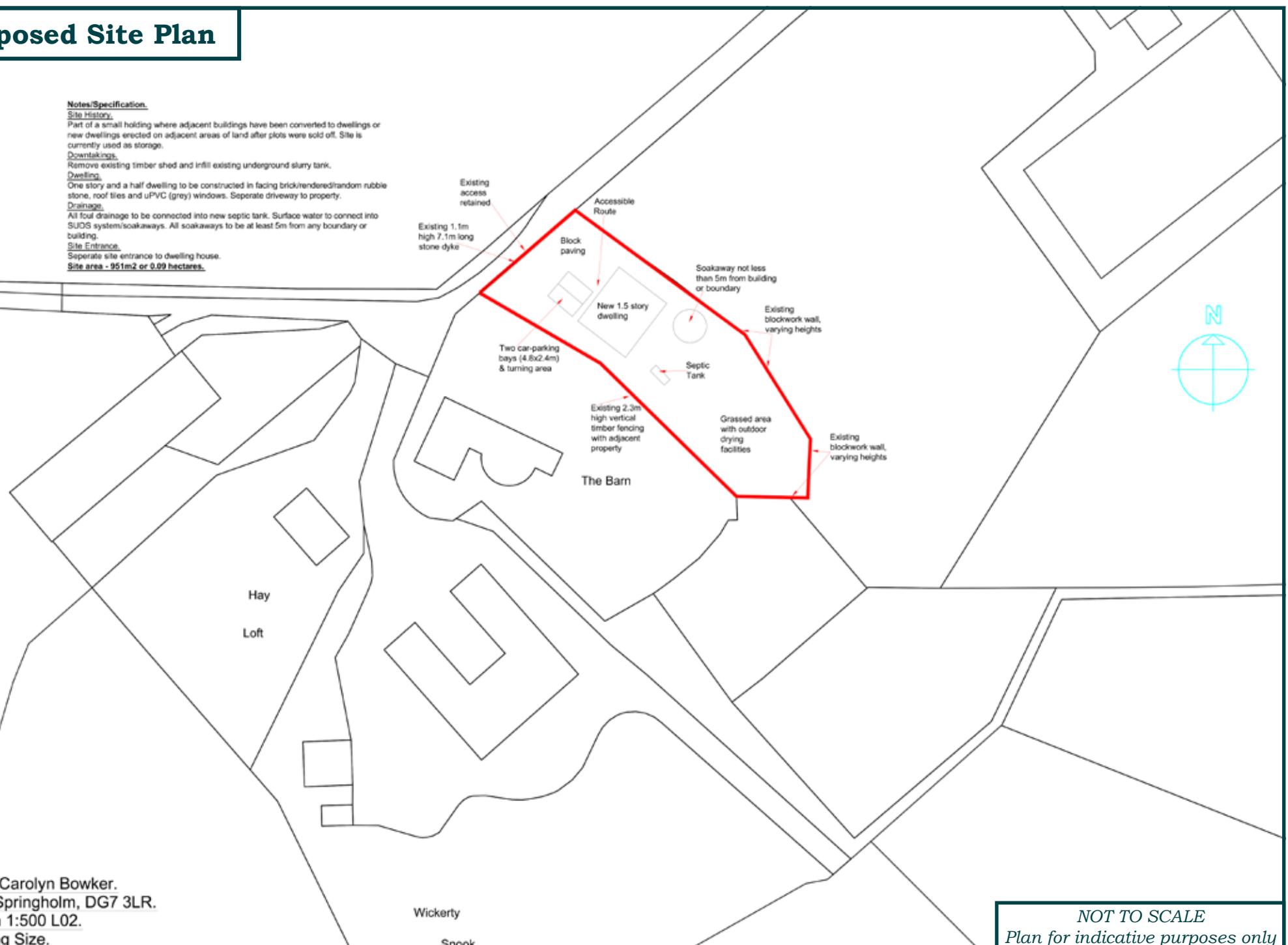
### Drainage:

All foul drainage to be connected into new septic tank. Surface water to connect into SUDS system/soakaways. All soakaways to be at least 5m from any boundary or building.

### Site Entrance:

Separate site entrance to dwelling house.

Site area - 951m<sup>2</sup> or 0.09 hectares.



George & Carolyn Bowker.  
Culshan, Springholm, DG7 3LR.  
Block Plan 1:500 L02.  
A3 Drawing Size.

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