



# **RICHORN WOODLAND DEVELOPMENT**

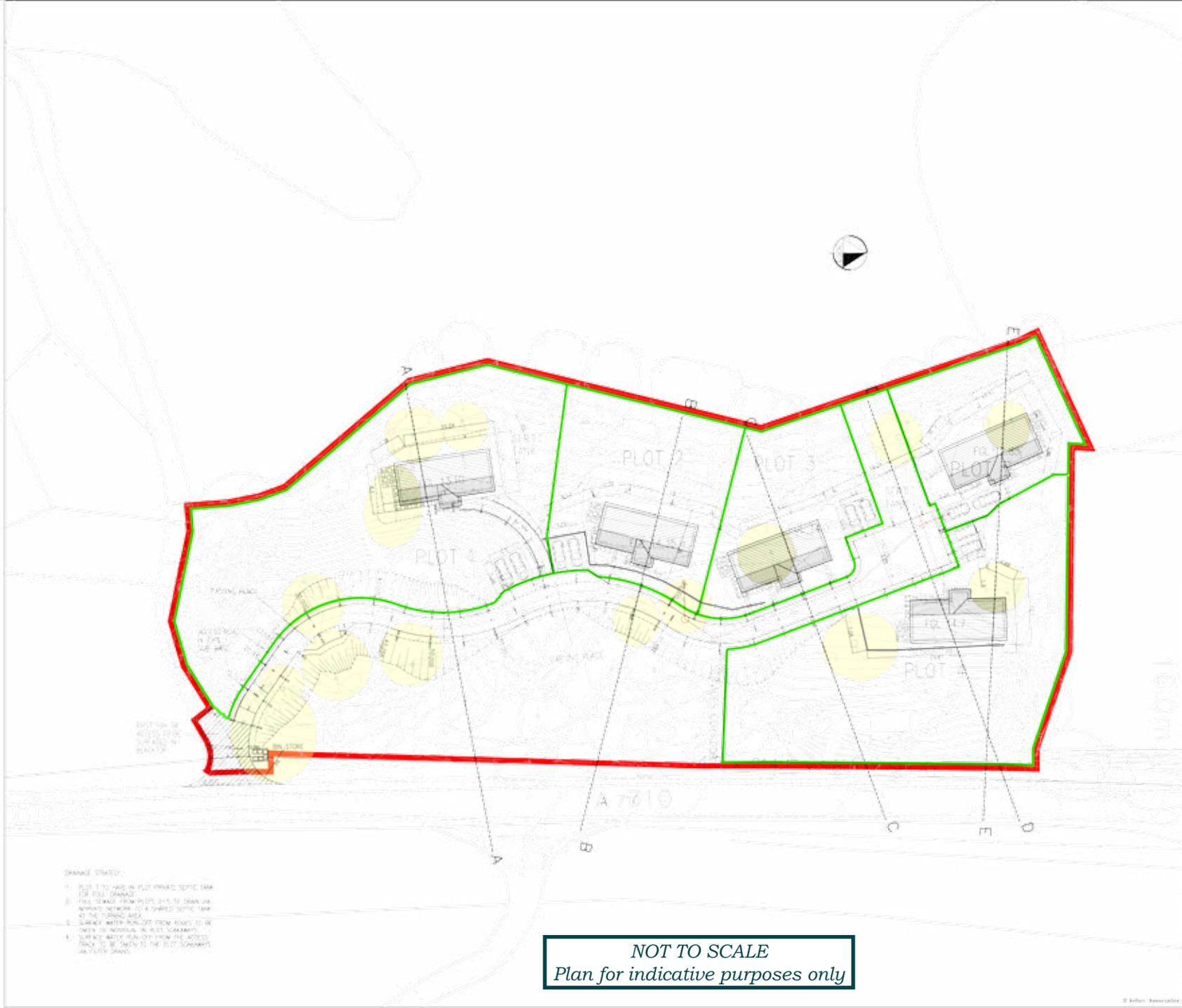
**Dalbeattie, Dumfries & Galloway, DG5 4QU**



**THREAVE RURAL**

**LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS**

- NOTES
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED
  2. FOR SITE ENTRY SECTIONS REFER TO DRIVING AREA'S PLAN
  3. FOR VERTICAL PROFILES THROUGH ACCESS ROAD SEE PLAN NUMBER 15/17/20
  4. FOR VISIBILITY STRIPS ON A110 AND TREE REMOVAL PLAN SEE DRAWING 15/17/21/22



- DRAINAGE STRATEGY
1. PLOTS 1 TO 4 ARE IN PLOT PRIVATE SEPTIC DRAIN FOR FULL DRAINAGE
  2. FRESH DRAINAGE FROM PLOTS 2-4 TO DRAIN ON SEWERAGE NETWORK TO A DEDICATED SEPTIC TANK AT THE TURNED AREA
  3. SURFACE WATER RUN-OFF FROM ROADS TO BE TAKEN TO INDIVIDUAL IN-PLANT SUMMERS
  4. SURFACE WATER RUN-OFF FROM THE ROADS BACK TO BE TAKEN TO THE PLOT SEWERAGE AND FULLY DRAIN

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

Project	SERVICED PLOTS FOR 5 LOG CABINS, RICHMON, DALBEATTIE.		
Phase	GENERAL ARRANGEMENT		
Client	MR. DAVID RIBBINS		
Design	PLANNING		
Drawn	15/04/15	Checked	15/04/15
Scale	1:500 @ A0	Author	SAH/15/04
Sheet	1	Project No.	15/04/15
Client	ASHER ASSOCIATES		
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# **RICHORN WOODLAND DEVELOPMENT**

**Dalbeattie, Dumfries & Galloway, DG5 4QU**

**Castle Douglas 6 miles, Stranraer 60 miles, Dumfries 13 miles, Carlisle 51 miles, Glasgow 92 miles**

## **AN AREA OF MIXED DECIDUOUS WOODLAND WITH FULL PLANNING PERMISSION FOR DEVELOPMENT OF LOG CAB-INS LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY**

- FULL PLANNING PERMISSION FOR FIVE CONTEMPORARY HOLIDAY LODGES (REF: 17/1923/FUL)
- SCENIC WOODLAND LOCATION OFF THE SOLWAY COAST ROAD
- CLOSE TO MAIN MOTORWAY NETWORKS

**IN ALL ABOUT 2.024 ACRES (0.818 HECTARES)**

### **VENDORS SOLICITORS**

McJerrrow & Stevenson  
55 High St  
Lockerbie  
DG11 2JJ  
Tel: 01576 202123



### **SOLE SELLING AGENTS**

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

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



## INTRODUCTION

Richorn Woodland development is located on the outskirts of the pretty town of Dalbeattie on the Solway Coast road, which is popular throughout the year with tourists and locals alike.

The woodland benefits from full planning permission for the erection of five identical single storey holiday lodges. The designs are contemporary with asymmetric roofs, projecting entrance porches, full-height glazed sections in the gables with patio doors accessing onto paved external spaces. The details of this planning permission can be accessed through Dumfries & Galloway Council's website: [www.dumgal.gov.uk](http://www.dumgal.gov.uk) using the planning reference: 17/1923/FUL and any queries in respect of this planning should also be directed to D & G Council.

The location of the woodland is accessible to everything this beautiful county has to offer, from historical sites, supreme mountain biking, to challenging hill walks and some of the darkest skies in the world, the outdoor and sporting enthusiasts are extremely well-catered. 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 Dalbeattie. Dalbeattie also boasts one of the 7stanes world-class mountain biking centres and the property is also within close proximity to the safe anchorage of Kippford, affectionately known as the 'Scottish Riviera'.

Dalbeattie provides a wide range of essential services with a new school, which caters for nursery to secondary education. The town also boasts a wide range of retail and professional services, along with a new medical practice and leisure facilities.

A wider range of shops, supermarkets and services can be found in the surrounding towns of Kirkcudbright & Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new hospital and a range of high street shops, retail parks and large supermarkets.

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 at Stranraer. The international airports of Prestwick & Glasgow are within an accessible drive of the property.

## DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

## Location Plan



## METHOD OF SALE

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

## GUIDE PRICE

Offers for Richorn Woodland are sought in excess of £150,000

## 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). 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: **McJerrow & Stevenson** for a definitive list of burdens subject to which the property is sold.



## 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 August 2019*





**Nearby village of Kippford**