



KILDOW

Palnackie, Castle Douglas, Dumfries & Galloway, DG7 1PG



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



FOR INDICATIVE PURPOSES ONLY

KILDOW

Palnackie, Castle Douglas, Dumfries & Galloway, DG7 1PG

Dalbeattie 3 miles, Castle Douglas 6 miles, Dumfries 17 miles, Carlisle 55 miles, Glasgow 90 miles

FORMER RESIDENTIAL BUNGALOW OF TIMBER CONSTRUCTION LOCATED IN AN AREA OF CONSIDERABLE NATURAL BEAUTY WITHIN THE VILLAGE OF PALNACKIE IN DUMFRIES & GALLOWAY

- THREE BEDROOM BUNGALOW REQUIRING COMPLETE REFURBISHMENT
- FULL PLANNING PERMISSION FOR ALTERATIONS AND ERECTION OF EXTENSION (18/1720/FUL)
- GENEROUS PLOT WITH POTENTIAL TO CREATE LANDSCAPED GARDEN GROUNDS
- PRETTY VILLAGE LOCATION
- WITHIN EASY COMMUTING DISTANCE TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Iain McDonald
Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



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

Kildow is situated on the periphery of the pretty harbour village of Palnackie in Dumfries & Galloway, occupying a good-sized plot. The property benefits from essential household services, such as electricity and water and has full planning permission for alterations and erection of an extension. The planning permission can be found via the local regional council's website: www.dumgal.gov.uk/planning using the planning reference: 18/1720/FUL. It should be noted that the dwelling has been uninhabited for some time, however, has huge potential to create a lovely family home.

Kildow is situated within Palnackie, a thriving community which boasts a hotel / public house, a bistro / primary school, village shop and an active community council. The village of Palnackie, up until 1965, was a fairly successful outpost of Dalbeattie and Castle Douglas, whereafter 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.

The nearby town of Dalbeattie provides a wide range of essential services with a relatively new learning campus catering 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 nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a newly constructed hospital, 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 and the international airports of Glasgow and Prestwick are within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Kildow are sought in excess of: **£90,000**

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



PARTICULARS OF SALE

Kildow is of dated timber construction set under a tiled roof. This detached former bungalow sits on a generous plot, benefiting from a quiet village location. The square footage of the property is approximately 969sq feet, with the current layout very briefly comprising:



- **Front Entrance hallway**
- **Central Hallway**
- **Living Room**
- **Kitchen**
- **Bathroom**
- **Double Bedroom 1**
- **Double Bedroom 2**
- **Single Bedroom 3**



OUTSIDE

Kildow sits on a generous plot with the former garden grounds requiring maintenance and management. That said, for the keen gardener or horticulturist, there is plenty of opportunity for landscaping and redevelopment.



SERVICES

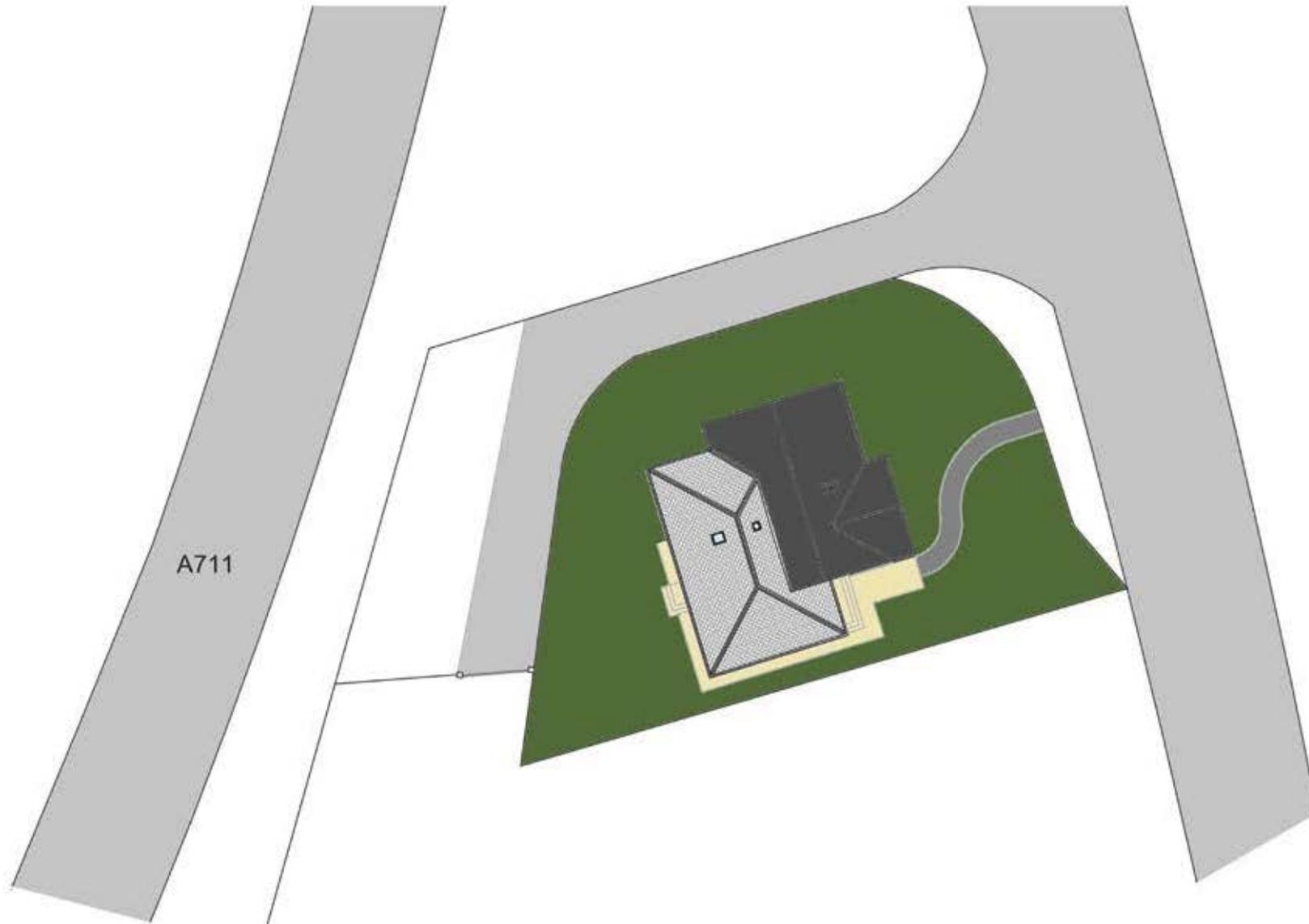
- Mains water
- Mains electricity
- Double Glazing
- Electric storage heaters

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 Iain McDonald, Gillespie Gifford & Brown** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band C.

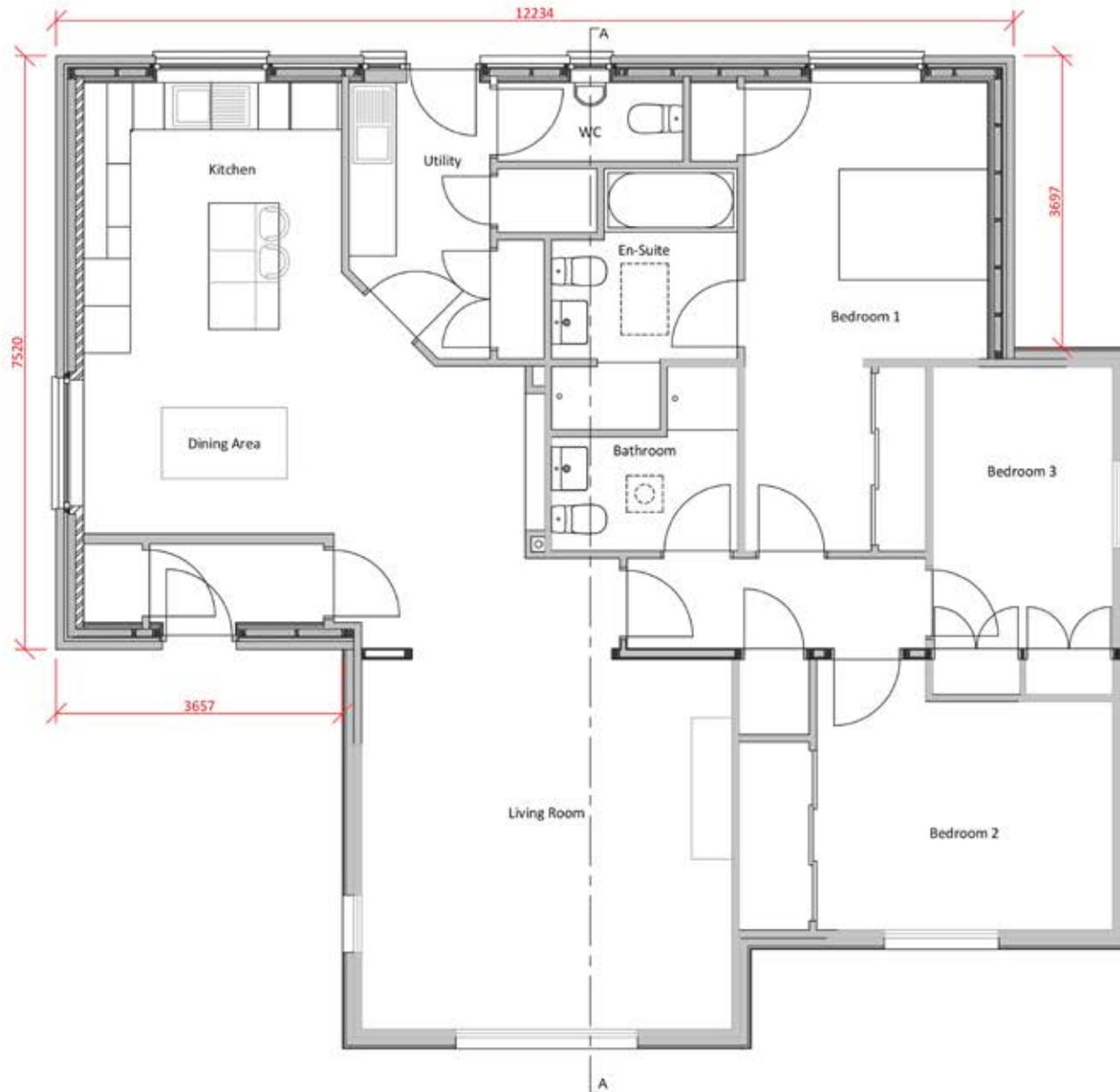


Proposed Site Plan

Kildow

PROPOSED PLANS

Planning Permission
Ref: 18/1720



Proposed Floor Plan

Kildow

PROPOSED PLANS

Planning Permission
Ref: 18/1720



Proposed East Extension



Proposed North Extension

PROPOSED FINISHES

WALLS: Brick (Grey/Brown/Red Blend) & Untreated Siberian Larch Lining | RAINWATER GOODS: Black Deepflow | WINDOWS & DOORS: Grey UPVC or Timber

Kildow

PROPOSED PLANS

Planning Permission

Ref: 18/1720



Proposed West Extension



Proposed South Extension

PROPOSED FINISHES

WALLS: Brick (Grey/Brown/Red Blend) & Untreated Siberian Larch Lining | RAINWATER GOODS: Black Deepflow | WINDOWS & DOORS: Grey UPVC or Timber

Kildow

PROPOSED PLANS

Planning Permission
Ref: 18/1720

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

HOME REPORT

A home report is not required as the property is deemed uninhabitable and unsafe with current consents obtained for redevelopment.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

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.

Particulars prepared November 2020
Some of the photographs used in these particulars have been taken at an earlier date.

Palnackie's Prestigious Past



Palnackie developed as a centre providing an essential link for seagoing trade to and from the surrounding agricultural land and planned villages of Castle Douglas and Dalbeattie.



Palnackie Harbour

There has been a working port here on the Water of Palnackie since the 16th century. Sailed near Castle Point, was brought by rail for shipment to Glasgow. Then used the banks of the river to rear until 1898 when the quay walls were built.

In 1881 Palnackie was described as:

"A small neat built village on the western side of the river about a mile above its junction with the Salween. It has one Italian house, a justice office, 2 or 3 inns or public houses and some general shops. Population about 200 who are chiefly seafaring, fishermen and agricultural labourers."

Palnackie formed the principal harbour for Castle Douglas with cargo being carted here and loaded by horse and cart for 4 miles to the town. Smaller shippers used jetties or boats by horse teams 3 miles upstream to the pier at Dalbeattie, with goods from larger vessels being landed

Grand Design

Ambitious plans were also drawn up to link Palnackie with Castle Douglas with a canal terminating at Carlingston Loch. It was to include a set of two locks at Palnackie and two further locks. But the plans were halted once people heard about the development of the railway.

When the railway between Dalbeattie and Castle Douglas came in 1867 it did indeed lead to a decline in port activity. However, warehouses and timber yards continued to develop, supplying railway sleepers as well as pit props and bark for tanning.

The harbour was kept from silted up by regulating and altering the flow of the stream which runs into the basin. Twice a day when the tide was half way out, a sluice gate was opened and the retained water would rush down and flush out the harbour.

A Growing Village

Surprisingly the school was built before the village. Its location here, in the lower end of the parish, meant that children might attend as it was only a short walk from the many small settlements in the surrounding countryside.

There was a particular phase of expansion in the 1830s as the port prospered. Newspapers of that time reported reports of lime, coal and timber and exports of tannin and charcoal. At least one ship bringing timber from Canada made an outward journey with emigrants searching for a new life.

Today the village still retains its history; some and some businesses remain near the quay. A major transport business does remain in the village, now road-based rather than using the sea and the village continues to prosper, having a shop, restaurant, pub, school, village hall and further housing planned.

Further information panels about Palnackie are located at the shop and Millennium viewpoint.

East Stewartry Coast National Scenic Area

Worth enjoying, worth looking after



