



THORNIEHILL

TRADITIONAL STEADING & LAND AT THORNIEHILL

Thorniehill, Balmaclellan, Castle Douglas, DG7 3PY



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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Balmaclellan 2 miles, St John's Town of Dalry 6 miles, Castle Douglas 12 miles, Dumfries 28 miles, Carlisle 62 miles, Glasgow 74 Miles

A RURAL TRADITIONAL STEADING WITH DEVELOPMENT POTENTIAL SET WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY OF DUMFRIES & GALLOWAY

- TRADITIONALLY BUILT FORMER STEADING BUILDING & DUTCH BARN
- DEVELOPMENT POTENTIAL
- ABOUT 5 ACRES OF GRAZING LAND
- STUNNING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS

IN ALL ABOUT 5.42 ACRES (2.194 HA)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
New Uberior House
1 Earl Grey St
Edinburgh EH3 9EE
Tel: 01387 255695



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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

The traditional steading at Thorniehill is situated about 2 miles from the pretty village of Balmaclellan, which is located in the Stewartry area of Dumfries & Galloway.

Thorniehill Steading is nestled within a stunning rural site with an adjoining 5.42 acres of land. The property benefits from open views across the surrounding countryside and has great potential for development to a residential dwelling. **It should be noted that the steading DOES NOT have planning permission and any potential purchaser wishing to develop the property into a residential dwelling will need to make their own enquiries with Dumfries & Galloway Council www.dumgal.gov.uk/planning** The property would lend itself to any smallscale agricultural or equestrian purposes and may also be attractive to those seeking a property for storage purposes.

The nearest local services can be found at Balmaclellan, which is a thriving friendly community with a variety of village run activities taking place throughout the year. In addition to this, The Old Smiddy within the village is a satellite centre of the CatStrand art centre in new Galloway and acts as a multi-purpose Heritage and community hub for the Galloway Glens. Primary schooling can be found in the nearby picturesque village of New Galloway with a further range of local services found in St John's Town of Dalry such as a village shop, post office, hotels, etc. with both primary & secondary schooling available. A more extensive range of services can be found in Castle Douglas (The Food Town). Castle Douglas offers a range of essential services, which include a modern health centre, a wide range of professional services, leisure facilities as well as two national supermarkets. The town is renowned for its niche retailing with a thriving high street boasting a wide range of traditional shops and craft outlets.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with the nearby Loch Ken having regular inhabitants such as ducks, swans, red kites, etc. A feature of Loch Ken is the tourist industry, which has developed around the east bank. Loch Ken is one of the few lochs in the country which allows water skiing, jet skiing and other speed related sports, given that there has been no imposition of any speed restriction on the waterway. Adjacent to Loch Ken is the RSPB bird reservation, the "Galloway Kite Trail" and the Galloway Forest Park, which offers visitors many opportunities to walk, climb, cycle, bird watch and to experience the UK's first dark sky park.

This area of Southwest Scotland is 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.

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 airport of Glasgow within and easy driving distance.

DIRECTIONS

From Castle Douglas follow the road signs to Ayr (A713). Proceed along the A713 for about 10 miles and turn right. Follow this road for about 3 miles and Thorniehill is located on the left-hand side, 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 Thorniehill Steading are sought in excess of: £120,000

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



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, **Grierson Dunlop, Turcan Connell**, 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

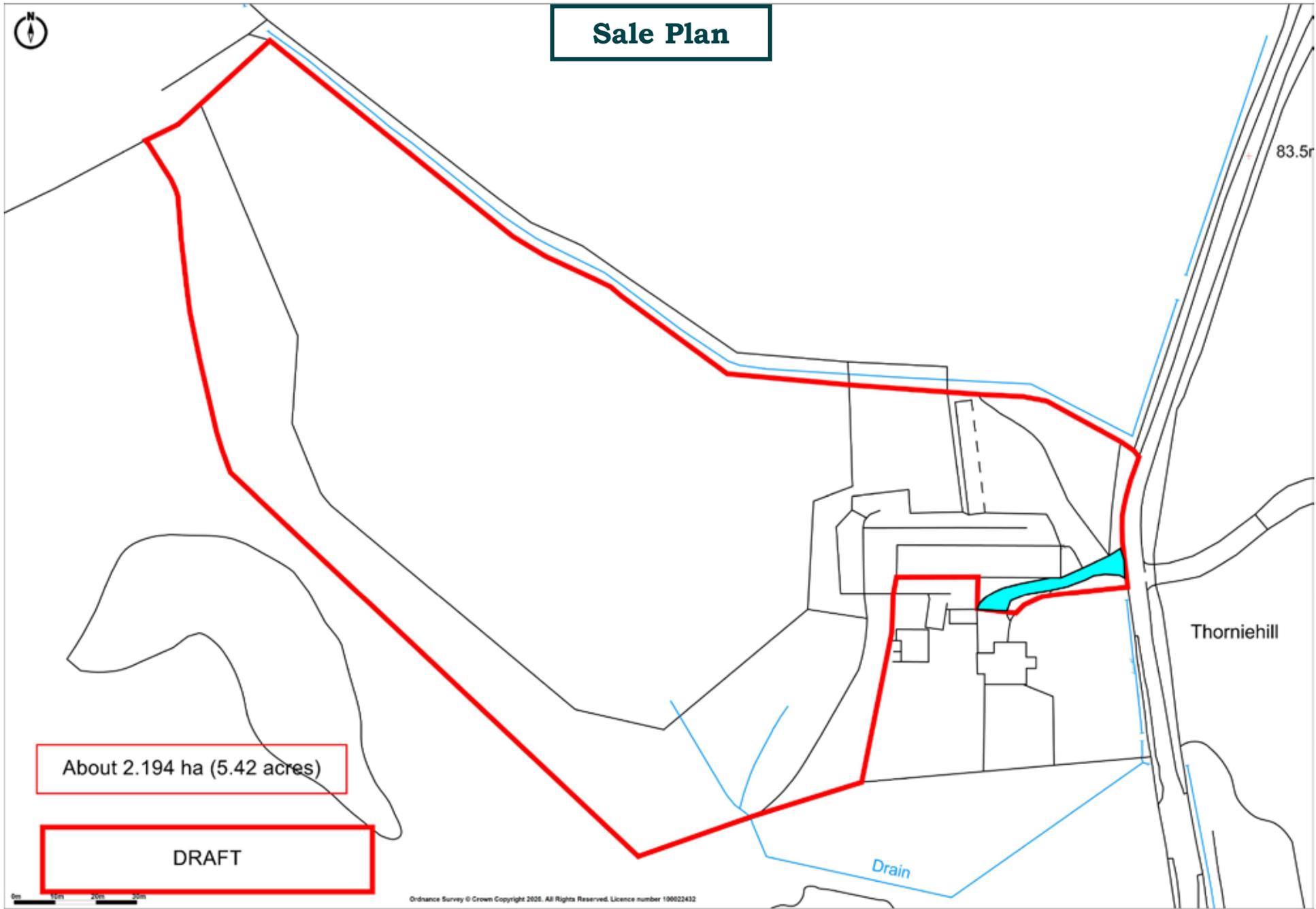
Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

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

Particulars Prepared December 2020



Sale Plan



About 2.194 ha (5.42 acres)

DRAFT

NOT TO SCALE
Plan for indicative purposes only



Sale Plan





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