BETTYKNOWES

59 Main Street, Crossmichael, Crossmichael, DG7 3AU

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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Castle Douglas 2 miles, Dumfries 18 miles, Carlisle 57 miles, Glasgow 82 Miles, Edinburgh 98 Miles

REDUNDANT TRADITIONAL DWELLINGHOUSE OCCUPYING A PRIME CENTRAL SITE WITHIN THE PRETTY VILLAGE OF CROSSMICHAEL

- REDUNDANT TRADITIONAL TWO STOREY DWELLINGHOUSE (DEVELOPMENT POTENTIAL)
- PLANNING PERMISSION IN PRINCIPLE FOR THE ERECTION OF A NEW DWELLINGHOUSE
- PRIME VILLAGE LOCATION SITUATED ON A VERY GENEROUS PLOT
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- PLANNING PERMISSION REF': 20/2053/PIP

FOR SALE PRIVATELY

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VENDORS SOLICITORS

Hewats Solicitors
63 King Street
Castle Douglas
DG7 1AG
Tel: 01556 502 391
Email: property@hewats.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

OnTheMarket.com

INTRODUCTION
Bettyknowes is situated within a prime central location of the pretty village of Crossmichael, occupying a very generous plot. The property has been left to fall into disrepair and at this time Bettyknowes is uninhabitable, however, presents a blank canvas and a fantastic opportunity to refurbish and develop. In addition, the property benefits from **planning permission in principle** for the erection of a new dwellinghouse within this very generous plot, planning reference: 15/P/2/0173. It will be the responsibility of the potential purchaser to submit full planning.

Local services, in terms of a primary school, village shop, post office and an Inn are available at Crossmichael and all within an easy walking distance, with a more extensive range of services available at Castle Douglas (The Food Town).

Castle Douglas is only a 5-minute drive from Crossmichael. Castle Douglas forms the heart of the Stewartry area, offering 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.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with Loch Ken only a short walk away from the property. The loch has regular inhabitants such as geese, ducks, swans, red kites, etc. 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.

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.

Communications to the area are very 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 within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

DIRECTION
Located within the village of Crossmichael, as indicated on the location plan which forms part of these particulars.

METHOD OF SALE
The property is offered for sale by private treaty **as a whole.**

GUIDE PRICES
Offers for Bettyknowes are sought in **excess of: £130,000**

VIEWING
Strictly by appointment with Threave Rural

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
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PARTICULARS OF SALE

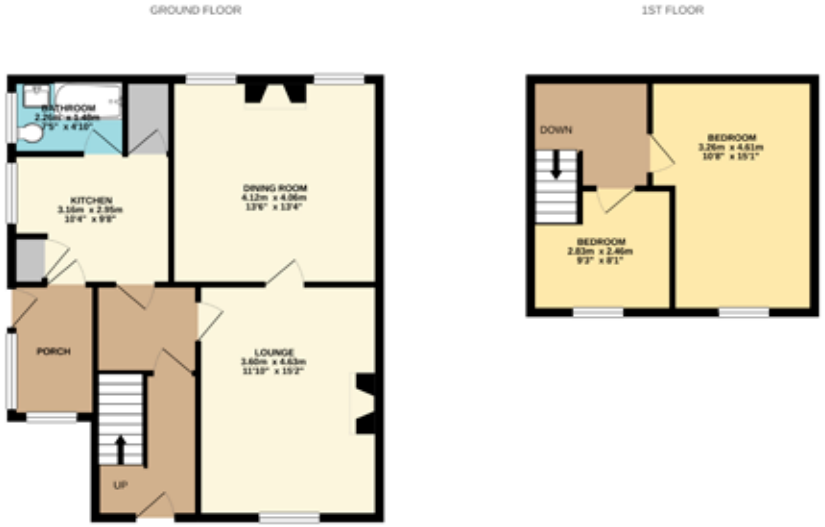
As mentioned earlier, Bettyknowes has been left to fall into disrepair and is now uninhabitable but could present a good development opportunity for any potential purchaser. The current accommodation briefly comprises:

GROUND FLOOR

- **Rear Entrance Porch**
- **Kitchen**
- **Bathroom**
- **Pantry**
- **Central hallway**
- **Living room**
- **Bedroom 1 / dining room**

FIRST FLOOR

- **Small bedroom 2**
- **Bedroom 3**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A feature of the property is the very generous grounds which have planning permission in principle for the erection of a dwellinghouse.

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, **Hewats 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.

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 August 2021

Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

NOT TO SCALE
Plan for indicative purposes only

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