



DEVELOPMENT SITE AT RINGFORD

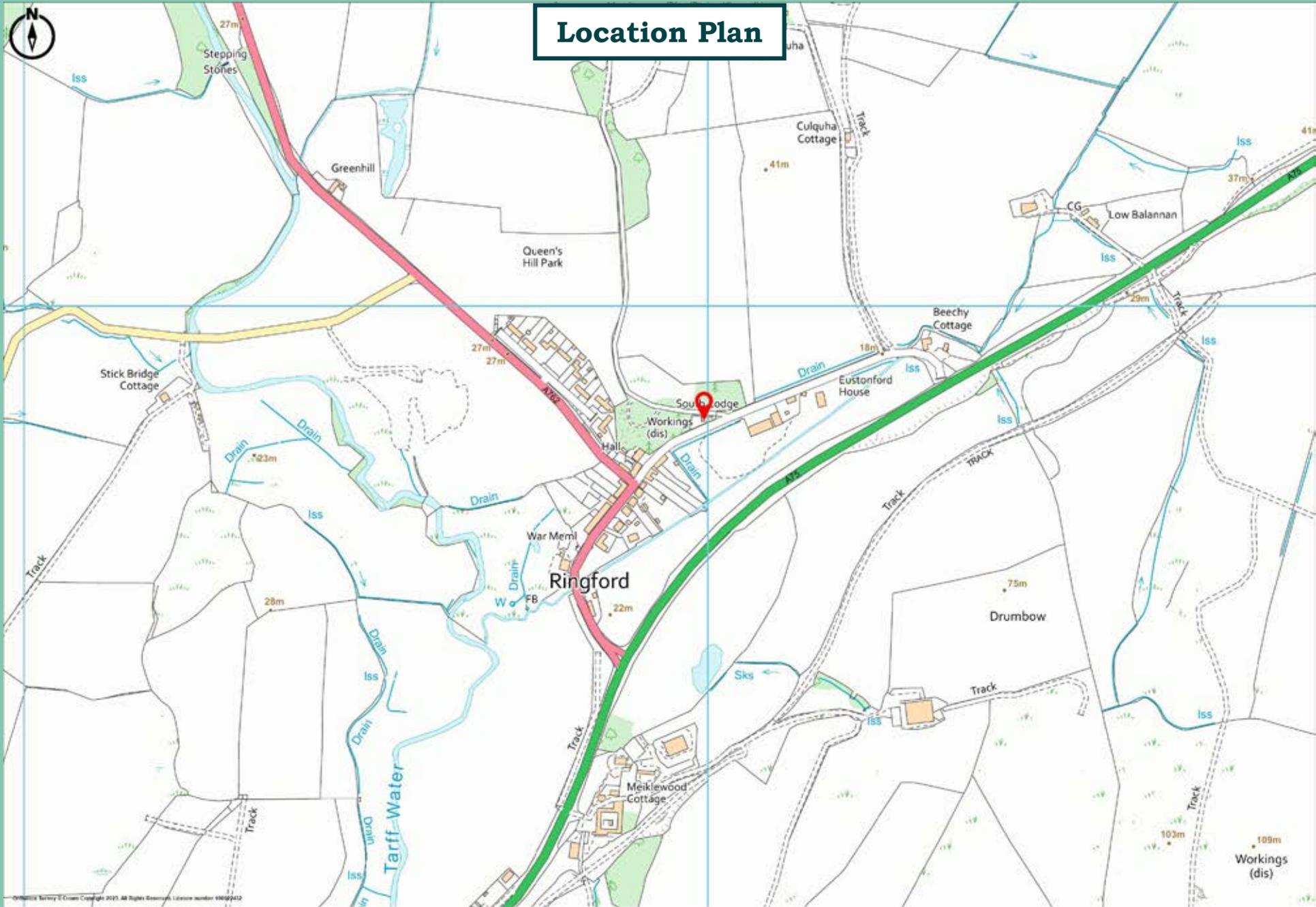
Ringford, Castle Douglas, DG7 2AL



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



DEVELOPMENT SITE AT RINGFORD

Ringford, Castle Douglas, DG7 2AL

Kirkcudbright 4.5 miles, Castle Douglas 6 miles, Dumfries 23 miles, Carlisle 58.

DEVELOPMENT SITE SITUATED WITHIN THE RURAL VILLAGE OF RINGFORD WITH PRE-PLANNING APPROVAL FOR THE ERECTION OF THREE DWELLINGHOUSES

- RURAL PLOT WITH PRE-PLANNING APPROVAL FOR THREE DWELLINGHOUSES: REF: 22/0329/HLE
- QUIET VILLAGE LOCATION WITHIN THE SOUGHT AFTER STEWARTRY AREA
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS
- IN ALL ABOUT 1.31 ACRES (0.46 HECTARES)

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
1 Earl Grey Street
Princes Exchange
Edinburgh
EH3 9EE
Tel:0131 228 8111



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 development site at Ringford is located just on the periphery of the village. The site has recently benefitted from preplanning approval for three dwellinghouses and has in the past benefitted from full planning permission, which has now lapsed. The preplanning approval can be downloaded from our website.

The development site amounts to about 1.13 acres (0.46 hectares) and presents a fantastic opportunity for the creation of homes which offer the type of lifestyle which many are seeking at this time. **For the avoidance of doubt, the development site is being sold in its entirety and will not be spilt.**

The nearest essential facilities are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded.

Communications to the area are good with the M74 providing access to the north to Glasgow and south to Carlisle and the M6. The ferry links to Northern Ireland run from Cairnryan in the west of Galloway. The international airports of Prestwick, Glasgow and Edinburgh are within a two-hour drive of the property. Dumfries railway station provides regular rail links, both north and south.

DIRECTIONS

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 PRICE

Offers for the development site at Ringford 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
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: **Mr Grierson Dunlop, Turcan Connell**, 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.





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