



CONCHIETON MILL

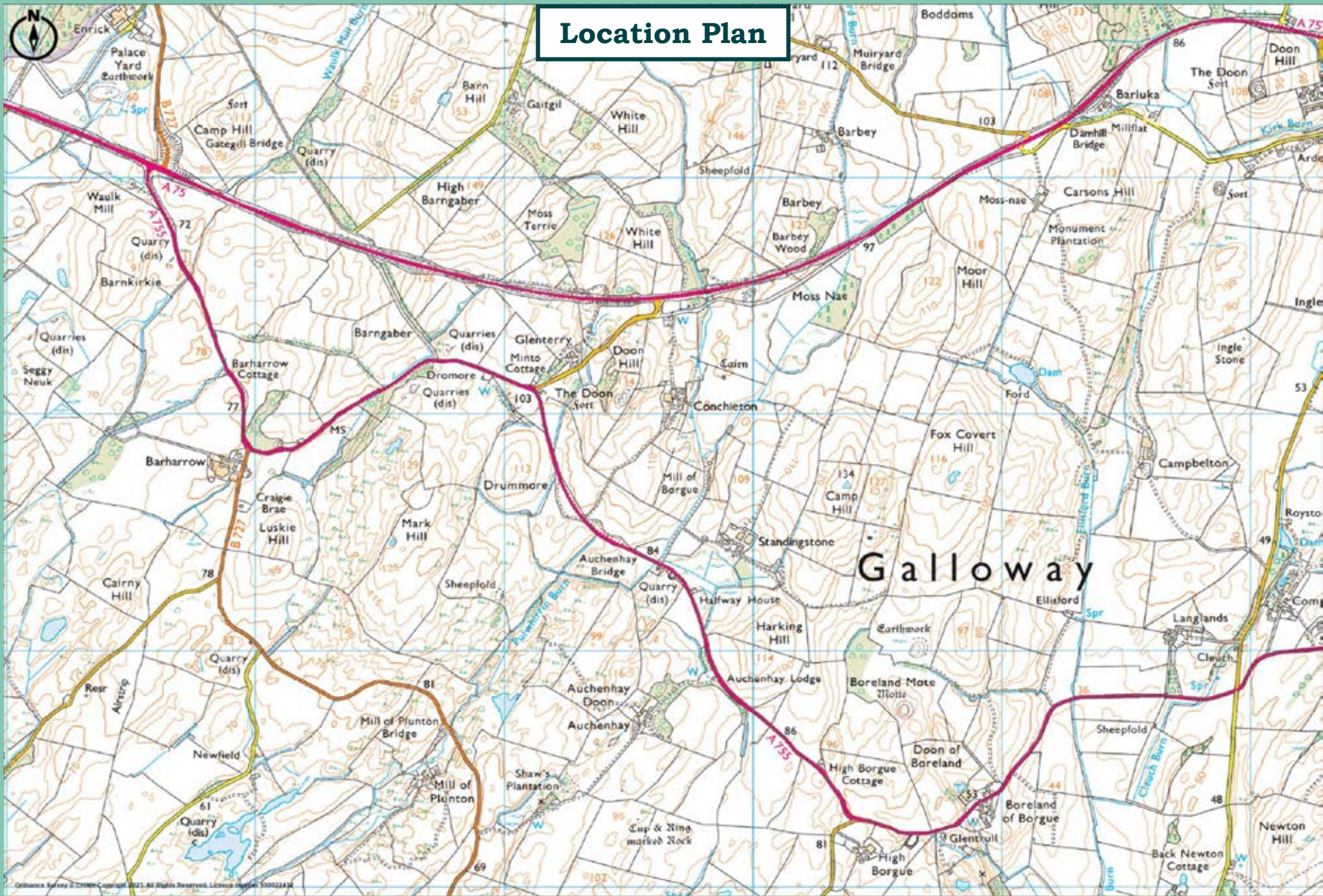
Conchieton, Twynholm, Kirkcudbright, DG6 4TA



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



CONCHIETON MILL

Conchieton, Twynholm, Kirkcudbright, DG6 4TA

Kirkcudbright 4 miles, Gatehouse of Fleet 4 miles, Castle Douglas 10 miles, Dumfries 28 miles, Carlisle 65 miles, Glasgow 103 miles

A FORMER GRAIN MILL BENEFITTING FROM CHANGE OF USE TO FORM A BESPOKE DWELLINGHOUSE OCCUPYING A SCENIC COUNTRYSIDE LOCATION WITHIN DUMFRIES & GALLOWAY

- FULL PLANNING FOR CHANGE OF USE TO A BESPOKE FOUR BEDROOM DWELLINGHOUSE
- PLANNING REF': 20/1178/FUL
- POLE BARN AGRICULTURAL SHED AND ABOUT 3.53 ACRES OF AMENITY LAND
- AMENITY LOCHAN
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell Solicitors
Princes Exchange
1 Earl Gray St
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

Conchieton Mill is conveniently located some 5 miles from the picturesque harbour town of Kirkcudbright in Southwest Scotland. The property occupies an idyllic elevated site with views across the surrounding countryside. Conchieton Mill is within a short drive to some of the most spectacular beaches and bays within Dumfries & Galloway, yet close to major road networks.

Conchieton Mill is thought to date back to the early 19th Century and at that time was utilised as a grain mill. The property benefits from full planning permission to conversion to a bespoke four-bedroom dwellinghouse. Planning permission has been granted not only for permission to convert but actually full plans for the conversion and associated building warrant for all work, so in effect ready to go just need builder. The property also benefits from a pole barn agricultural building, a lochan which we are informed could be stocked and about 3.53 acres of amenity land. The property has huge potential to create a lovely family home in a beautiful location within Dumfries & Galloway.

Conchieton Mill is only a short drive from the historical village of Gatehouse, convenient for all the usual amenities such as shops, a post office, tea rooms/restaurants, inns/hotels, etc. Gatehouse is also a recognised UNESCO Biosphere community. Biosphere Communities are places where local residents and businesses have committed to being proud supporters of the Biosphere. The village attracts a wide range of artists and makers, with the artist town of Kirkcudbright, a 10-minute drive from the property. 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. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

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 18 hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain and a renowned established hunt.

Communications to the area are 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. The international airports of and Glasgow & Edinburgh are within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

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 Conchieton Mill are sought **in excess of: £200,000**

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

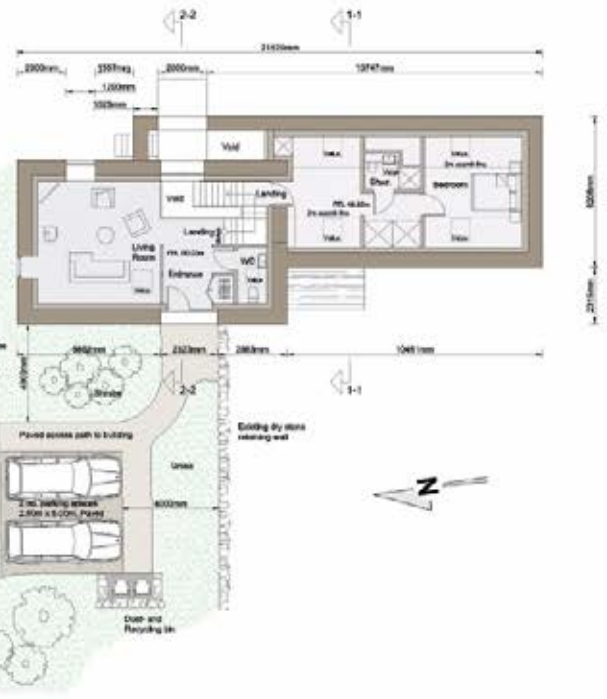
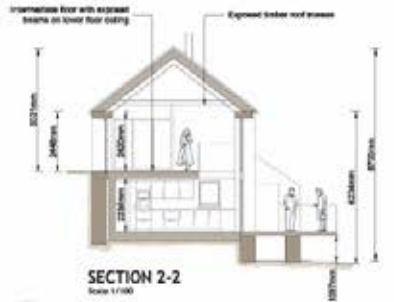
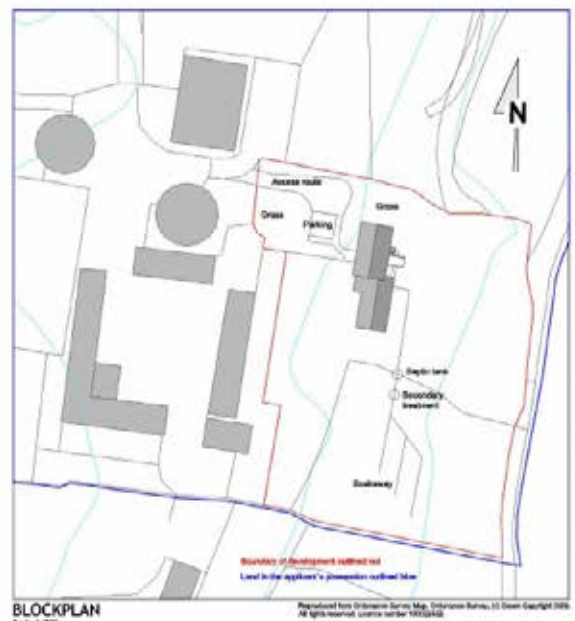


PARTICULARS OF SALE

Conchieton Mill occupies an elevated site and is accessed via a single-track road. Full planning permission has been granted for change of use to a dwelling house. The full planning details can be found on Dumfries & Galloway Council's planning portal using the ref': 20/1178/FUL.

Conchieton Mill not only benefits from this planning permission, but also about 3.24 acres of amenity land and a pole barn agricultural building. The full extent of the property can be seen via the plans within these sales particulars.

Conchieton Mill offers the potential purchaser to create a beautiful, bespoke family home in a quiet countryside location.



Scale 1:500
 Scale 1:500
 Reference level: Finished floor level = 61.0m

- Lower Ground Floor (46.40m)
- Upper Ground Floor (47.02m)
- Lower First Floor (48.02m)
- Upper First Floor (49.02m)

MARC A HENKELMANN
 ARCHITECTS

Date: J&F Concept
 Client: Conversion of 1st grade mill into dwelling
 System: Conventional
 Type/Style: Dutch-USA
 Location: Plan as proposed
 Area: as shown (A1) | Name: Planning Application

Drawing Number:
FC202/PA/203
 Date: 07.07.2020

The Architect: Marc Henkelmann, Henkelmann
 The Engineer: Henkelmann, Henkelmann



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**, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

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

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 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 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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 June 2023

