



## AMENITY WOODLAND SITE AT KIPPFORD

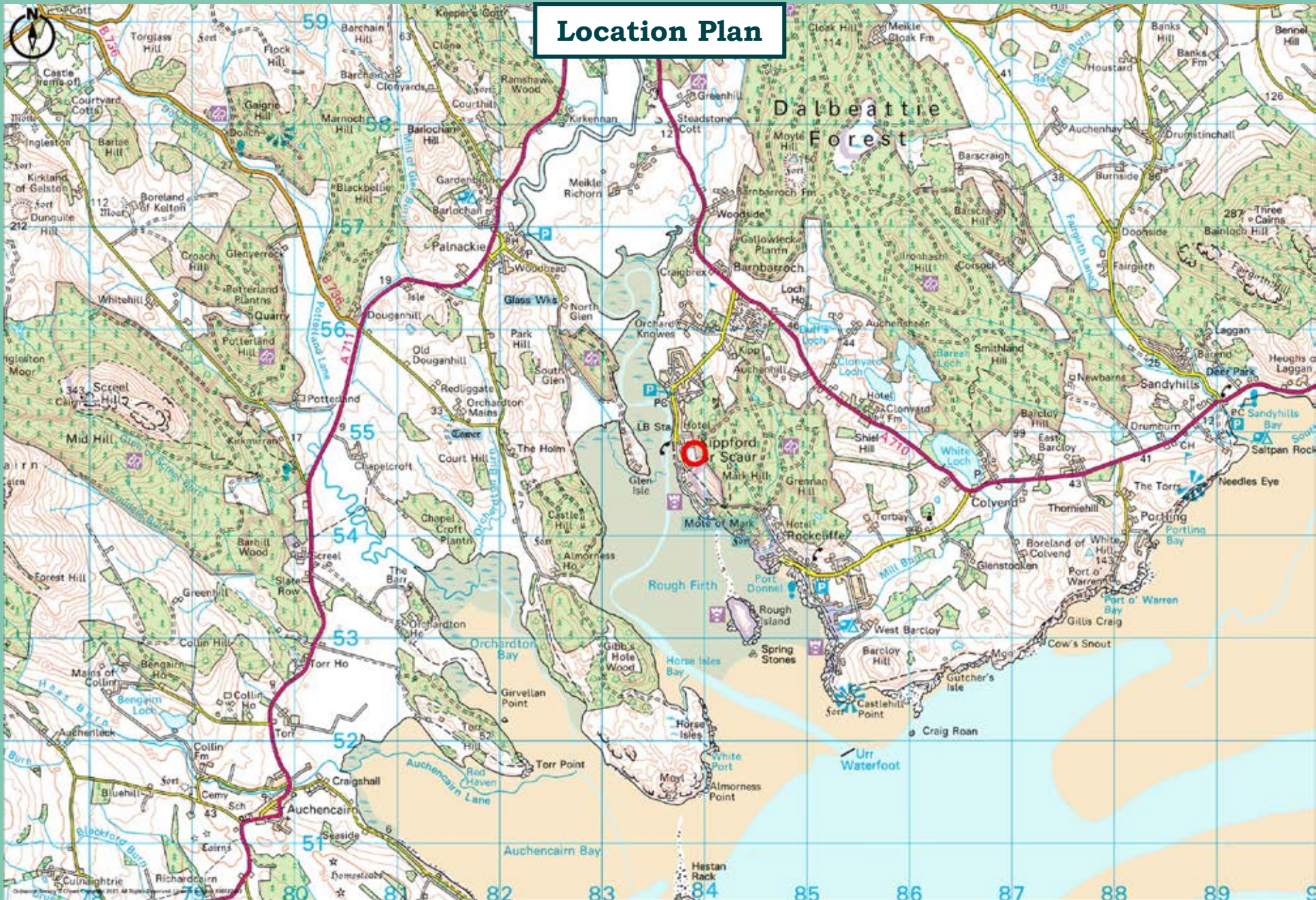
Kippford, Dalbeattie, DG5 4LN.



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# AMENITY WOODLAND SITE AT KIPPFORD

**Kippford, Dalbeattie, DG5 4LN.**

**Dalbeattie 4.5 miles, Castle Douglas 10 miles, Dumfries 18 miles, Carlisle 57 miles**

## CHARMING AMENITY WOODLAND SITUATED ON AN ELEVATED POSITION WITHIN THE VILLAGE OF KIPPFORD WITH LOVELY VIEWS ACROSS THE SOLWAY COAST

- AMENITY WOODLAND OF ABOUT 1.48 ACRES
- LOVELY VIEWS ACROSS THE SOLWAY COAST AND THE URR ESTUARY
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

### VENDORS SOLICITORS

Abby McTeer  
Gillespie Gifford & Brown  
135 King Street  
Castle Douglas  
DG7 1NA  
Tel: 01556 503744



**THREAVE RURAL**

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VALUERS & RURAL CONSULTANTS

### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

The amenity woodland is located within the pretty coastal village of Kippford within the Stewartry area of Dumfries & Galloway. The woodland is situated at the rear of the Anchor Hotel where pedestrian access is taken. From the most elevated points of the site spectacular views are afforded over the Solway Coast and beyond. The woodland may appeal to those who have an interest in biodiversity or to those who are looking for a peaceful retreat.

Planning applications have been made in the past for the erection of three dwellinghouses, which have been refused. Contained within that application are details of how vehicular access could be created via a forest track at the top of the site, which is within the boundary of the registered title. The refusal document can be downloaded from our website or you are able to view the full planning application via Dumfries & Galloway Council's website using the planning reference: 16/1011/PIP should any interested party wish to pursue this further.

Kippford, affectionately known as 'The Scottish Riviera', is a popular tourist destination and particularly popular with yachtsmen utilising its safe anchorage at the marina. There are also boundless opportunities for other water sports such as kayaking, paddle boarding, etc. Countryside pursuits are available straight from the doorstep with beach and coastal walks in abundance from this fantastic location. 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. Dalbeattie Forest benefits from one of the 7stanes world-class mountain biking trails, making it the ideal location for enthusiastic mountain bikers. In addition, there are golf courses at Colvend, Kippford and Dalbeattie, the championship course at Southernness is only 7 miles along the coast.

A wide range of local services can be found in the nearby town of Dalbeattie, with a relatively new school providing education from nursery to secondary. The town also boasts a wide range of retail and professional services, along with a new medical centre and leisure facilities. The regional centre of Dumfries, only a 30-minute drive from Kippford.

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 PRICES

Offers for the amenity woodland are sought **in excess of: £90,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**No 3 Ring**  
**New Market Street**  
**Castle Douglas**  
**DG7 1HY**

**Tel: 01556 453453**

**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://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: **Abby McTeer, Gillespie Gifford & Brown**, for a definitive list of burdens subject to which the property is sold.

### **OFFERS (Closing Date)**

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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 August 2023***

