

LAND AT LAURIESTON

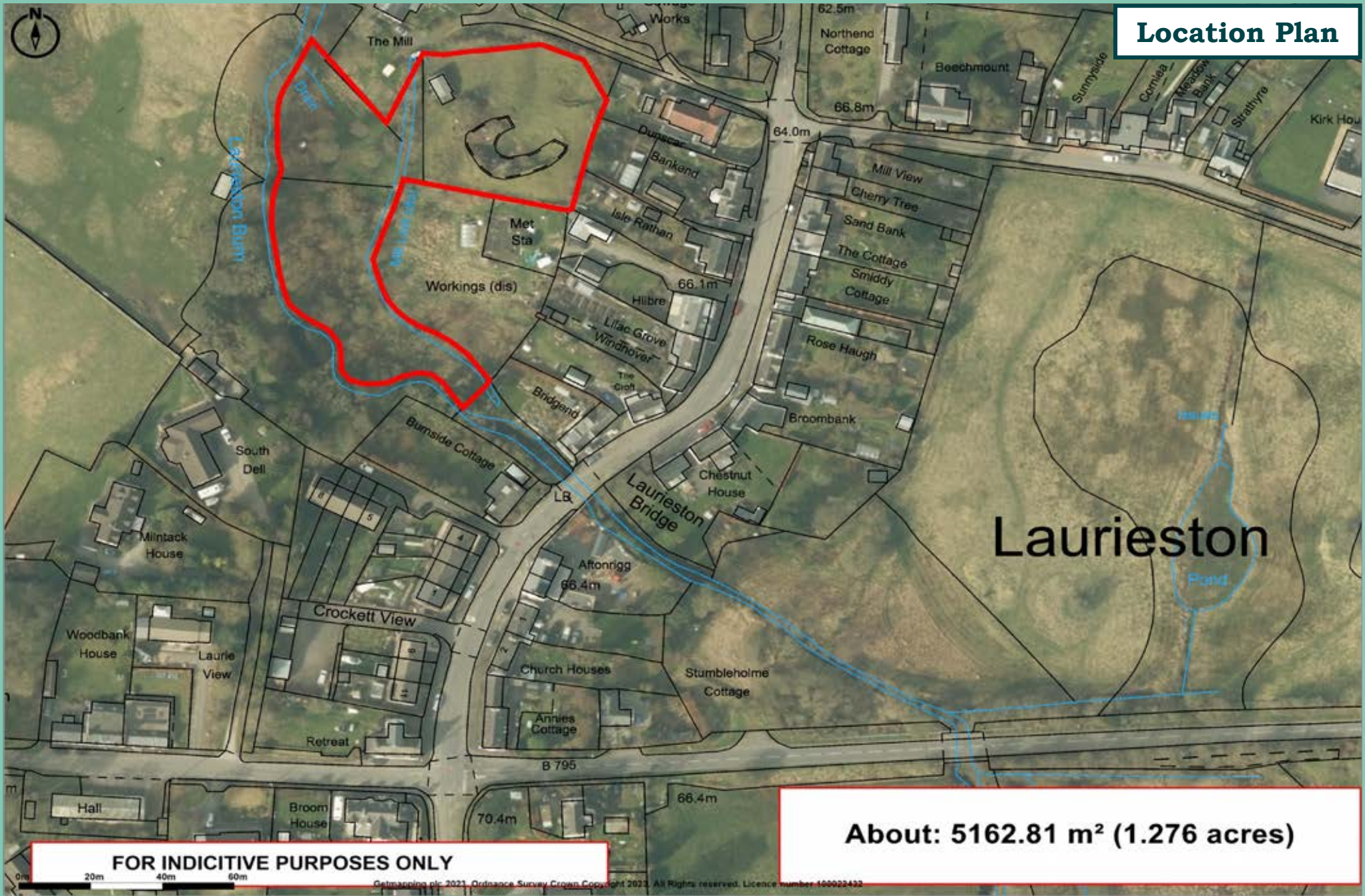
The Mill, Laurieston, Castle Douglas, DG7 2PW



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



About: 5162.81 m² (1.276 acres)

FOR INDICATIVE PURPOSES ONLY

LAND AT LAURIESTON

The Mill, Laurieston, Castle Douglas, DG7 2PW

Castle Douglas 6 Miles, Dumfries 22 Miles, Carlisle 59 Miles, Glasgow 79 Miles

A SMALL BLOCK OF GRAZING LAND WHICH MAY HAVE DEVELOPMENT POTENTIAL SITUATED IN A CENTRAL BUT RELATIVELY PRIVATE POSITION WITHIN THE VILLAGE OF LAURIESTON

- GRAZING LAND WITH STABLES BOUND ON ONE SIDE BY THE LAURIESTON BURN
- AREA OF AMENITY WOODLAND
- RESIDENTIAL DEVELOPMENT POTENTIAL
- IN ALL ABOUT 1.276 ACRES
- RURAL YET EASILY ACCESSIBLE LOCATION

FOR SALE PRIVATELY

VENDORS SOLICITORS

GGB Law
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



THREAVE RURAL

LAND / ESTATE AGENTS
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

Web: www.threaverural.co.uk





INTRODUCTION

The Land at Laurieston is situated in a central but relatively private location within the village.

The land amounts to about 1.276 acres (0.516 hectares) and up until recently was utilised for equestrian grazing. The land occupies an elevated site and is made up of grassland and amenity woodland with on side bound by the pretty Laurieston Burn. We are advised that the land has benefitted from planning permission in the past for residential development which is now lapsed. Any interested party wishing to make enquiries in this respect should contact the local planning department at Dumfries & Galloway Council.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife, with the Galloway Kite Trail's feeding station and visitor centre located within walking distance of the property. The nearby Loch Ken has regular wildlife inhabitants such as ducks, swans, red kites, etc. The Galloway Forest Park is within close proximity, which offers visitors many opportunities to walk, climb, cycle, bird watch and to experience the UK's first dark sky park.

The Stewartry and surrounding area enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

Local services are conveniently located in the nearby town of Castle Douglas (The Food Town). This market town, which forms the heart of the Stewartry area, offers 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 schooling is available at the nearby Village of Crossmichael with both Primary and Secondary schools available at Castle Douglas.

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 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.

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.

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.

GUIDE PRICE

Offers for the land are sought **in excess of: £100,000**

VIEWING

By appointment with the sole selling agents:

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

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

The property occupies an elevated site tucked away just off Church Street within the village of Laurieston. As mentioned earlier, the land has more recently been utilised for equestrian purposes but could be utilised for a variety of smallscale agricultural uses. We are informed that the land has benefitted from planning permission in the past for residential development.

The land amounts to about 1.276 acres and at present is down to grass for grazing with an area of amenity woodland, bound to one side by the Laurieston Burn. We understand that there are no services onsite, however, water and electricity are nearby.



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, **GGB Law** 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, 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 September 2023

