

G ♦ A ♦ P

Galloway & Ayrshire Properties

**BUILDING PLOTS,
KIRKLAND HILL
LESWALT**



Development site extending in total to approx 1850 m² with outline planning for 2 separate dwelling houses.

Sloping site in mature wooded area on the edge of the village.

Available as one large site or two separate.

Services nearby.

OFFERS OVER £45,000 FOR EACH SITE

General

The house building plots are situated in rural surroundings and lie north of the village of Leswalt which is located some 6 miles from Stranraer. The village offers basic amenities of Primary School, Shop and Church.

The busy Ferry port town of Stranraer is approximately 6 miles from the site and offers a variety of amenities including a busy town centre, banking facilities, primary and secondary schooling, bars, hotels and restaurants. There is also a leisure centre with swimming pool. A railway station affords connections north to Girvan and Ayr/Glasgow. Prestwick airport is approximately 62 miles.



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Wigtownshire is renowned for its varied and unspoilt scenery and particularly mild climate throughout the year. For those who enjoy outdoor pursuits the area is perfect. As well as excellent golfing facilities at Stranraer and Portpatrick there are the usual field sports excellent rivers for fishing and superb routes for walking. Portpatrick is the starting point on the Southern Upland Way. Logan botanical gardens are short car drive away.

Building Plot(s)

Outline planning consent was granted March 2008 for the erection of two detached dwellings. The whole site extends in total to approximately 1850m² and would be suitable for either one large plot with a single dwelling or for two individual dwellings.

The site has a sloping aspect and is surrounded by mature woodland. It is understood that the site will have access from the public road a short way along the private road and into the site itself. Any trees to be removed from the site will be with the vendors approval.

Directions

Travelling from the agents office in Hanover Street continue on one way traffic flow system to mini roundabout. Here proceed straight ahead, Sun Street. Continue along Sun Street to Leswalt High Road. At T-junction turn left, A718 and continue out of Stranraer. On arriving at roundabout proceed straight ahead as signed to Leswalt and continue through village. The plots are situated on the right hand side of the road after leaving the village.

Services

At the present time there are no services on site but it is anticipated that water and electricity will be available nearby and it is understood that that mains water and electricity are located in the village.

Drainage will require to be to a septic tank with soak away located within the curtilage of the site.

Details of the outline consent are attached for information purposes.

Planning Authority

Dumfries and Galloway Council
Ashwood House
Sun Street
Stranraer
DG9 7JJ

Tel: 01776 702151

Viewing Arrangements

By appointment only. Contact the agents, G♦A♦P, telephone 01776 700060

Offers

Offers over **£45,000** are anticipated for EACH plot however the vendor would consider an offer for the whole site. Offers should be submitted to the Agents. Interested parties should note their interest with the agents in case a closing date for offers is fixed.

TRM/BGS 22/09/08

Planning and Environment Services

Your Ref:

Our Ref: 08/P/1/0057

20 May 2008

Mr Gordon Fergus-Higgins
The Auld Kirk
LESWALT
Stranraer
DG9 0LJ

Ashwood House
Sun Street
Stranraer
DG9 7JJ

Any enquiries please contact

Peter Barker

Direct Dial – 01776 888467

Fax – 01776 705697

E-mail – peter.barker@dumgal.gov.uk

Dear Sir / Madam

Town and Country Planning (Scotland) Act 1997

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Outline Planning Permission

**OUTLINE PLANNING PERMISSION FOR ERECTION OF TWO DWELLINGHOUSES,
INSTALLATION OF SEPTIC TANK AND SOAKAWAY SYSTEM
AT KIRKLAND HILL, LESWALT**

I have pleasure in enclosing formal notice of approval.

In addition to any conditions of this approval, please take careful note of the advice given in the Appendix which may be attached to the approval.

A leaflet of guidance is also enclosed for your information. Please read this carefully.

It should be noted, however, that before works commence, where applicable, all necessary consents should be obtained under the Building (Scotland) Act 2003. If you require any further information in this respect, please contact the relevant Building Standards Officer.

Yours faithfully



David Bell
Operations Manager Development Management

Planning and Environment
David Bell
Operations Manager Development Management



GRANT OF OUTLINE PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997
Town and Country Planning (General Development Procedure) (Scotland) Order
1992
Application for Outline Planning Permission

To:
Mr Gordon Fergus-Higgins
The Auld Kirk
LESWALT
Stranraer
DG9 0LJ

Dumfries & Galloway Council, having considered the application dated 13/03/2008,
reference 08/P/1/0057, hereby **grants Outline Planning Permission** for:

Description: **OUTLINE PLANNING PERMISSION FOR ERECTION OF TWO
DWELLINGHOUSES, INSTALLATION OF SEPTIC TANK AND
SOAKAWAY SYSTEM**

Location: **KIRKLAND HILL, LESWALT**

in accordance with the details given in and the plans accompanying the application. This approval is also subject to the compliance with the conditions below, which may override details shown on the approved plans. Reasons for these conditions are also listed below.

CONDITIONS:

1. That the development hereby granted planning permission shall be commenced within **five years** of the date of this permission.
2. That the development hereby granted planning permission shall be implemented in full accordance with the approved plans and the details specified on the application form unless otherwise agreed in writing by the planning authority or unless otherwise required by conditions attached to this permission.

3. That **no development in respect of this planning permission shall take place** unless a tree survey has been submitted to and approved in writing by the Council as planning authority. The survey shall show all trees within the application boundary and all trees on adjacent land where the canopy extends over any part of the application site. The survey shall comprise of a plan of the site to a recognised metric scale, with the crown spread and position of all existing trees accurately plotted, along with associated tabulated information identifying species, height, girth, crown spread, and condition. Any trees proposed for removal should be clearly indicated on the plan.
4. That no trees within the application site shall be felled, topped, lopped or uprooted during the lifetime of the development unless the planning authority has given prior written approval for such operations.
5. That **the dwellinghouse hereby granted planning permission shall not be occupied** unless a lay-by 13 metres long at the back and 2.5 metres in depth (as measured from the edge of the carriageway of the public road) with entrance and exit tapers of 45 degrees and a 1 in 20 gradient falling away from the public road carriageway has been formed.
6. That the **dwellinghouses hereby granted planning permission shall not be occupied / brought into use** unless the access has been trapped and drained to an outfall or soakaway so as to prevent any surface water flowing onto the public roads or into the site from the public road.
7. That **the dwellinghouses hereby granted planning permission shall not be occupied / brought into use** unless the first 5 metres of the access from the C20w public road has been surfaced in bituminous materials (or such other material as may be agreed in writing by the planning authority).
8. That **no dwellinghouse hereby granted planning permission shall be occupied** unless the following has been provided within its respective curtilage:-
 - a) an off-street car parking area sufficient for no less than 2 cars; and
 - b) a turning area in hardstanding sufficient to enable a car to enter and exit the public road in forward gear at all times.Thereafter, the said parking and turning areas shall be kept clear from obstruction and shall be retained only for that purpose for the lifetime of the development.

REASONS:

1. Permission is hereby granted in outline only and no consent is granted to the details shown on the application plan. Matters of detail are reserved for subsequent approval by the Council as planning authority.

2. In order to define the terms of this planning permission.
3. For the avoidance of doubt and to ensure the retention of mature trees on the site.
4. For the avoidance of doubt and to ensure the retention of mature trees on the site.
5. To ensure safe satisfactory access and in the interests of highway safety.
6. To ensure safe satisfactory access and in the interests of highway safety.
7. To ensure safe satisfactory access and in the interests of highway safety.
8. To ensure safe satisfactory access and in the interests of highway safety.

It must be understood that this document does not imply or comprise any permission, consent or approval necessary for the legitimate undertaking of this proposal under any other legislation.

Signed 

Dated: 20/05/2008

 David Bell
Operations Manager Development Management
on behalf of the Council

08/P/1/0057
(BW Ref:////)

APPENDIX

08/P/1/0057

This appendix constitutes advice only. However, you should take careful note of the content of the comments below as it may affect the proposals.

Where applicable, copies of the relevant application forms are enclosed.

1. The developer must contact the Principal Roads Services Officer (Wigtown) prior to the commencement of works on site for information and specification details on:-
 1. permit for works within the public road;
2. The Principal Road Services Officer (Wigtown) can be contacted at Combined Services, Commerce Road, Stranraer DG9 7DD (Tel: 01776 707500).
3. Please note the comments in the letter from Scottish Water, a copy of which is enclosed with this permission.
4. Please note the comments in the letter from SEPA, a copy of which is enclosed with this permission.

00/P11/0057

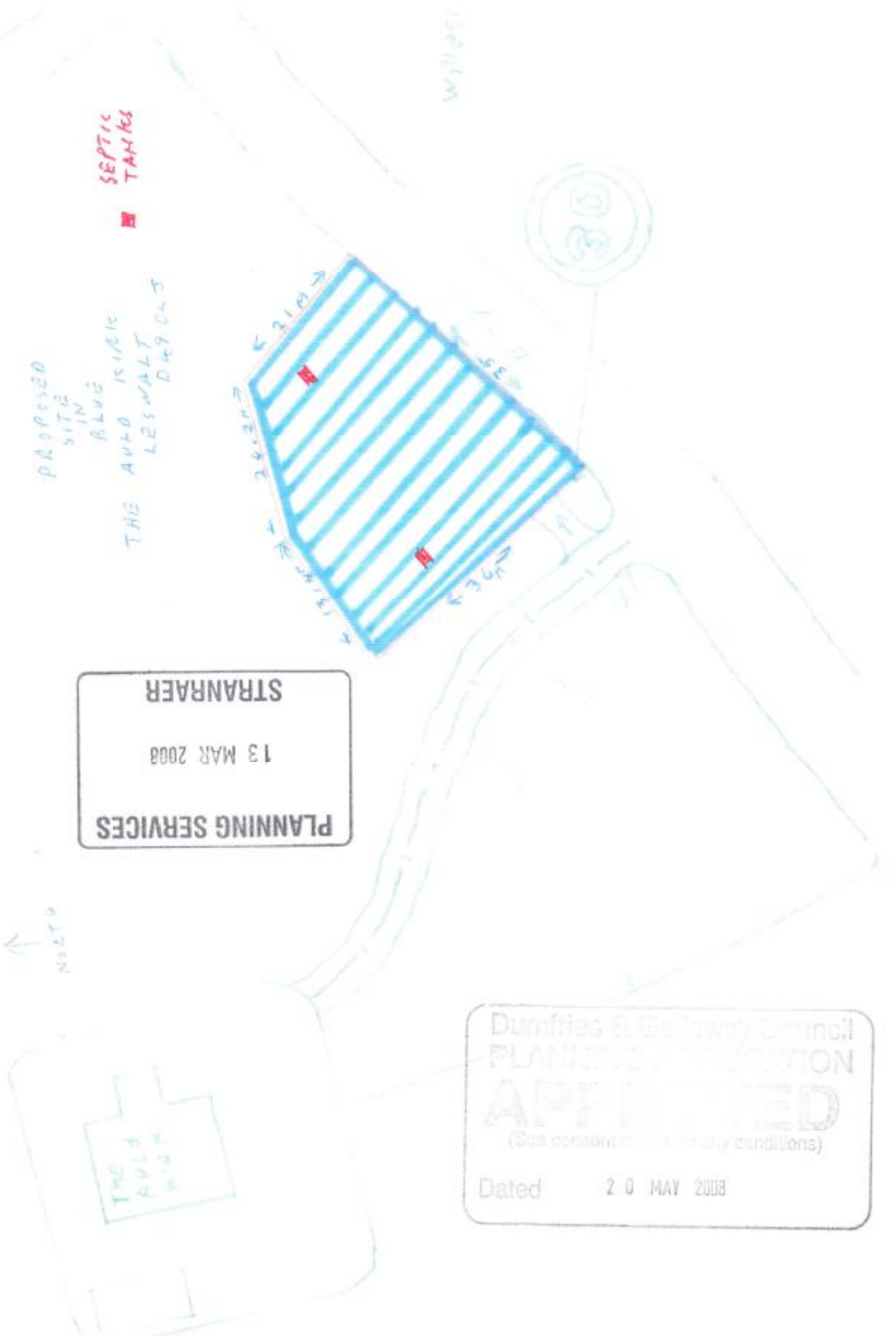


Planning & Gateway Council
 PLANNING APPLICATION
 APPROVED
 (This consent is valid on any conditions)
 Date: 20 MAY 2008

PLANNING SERVICES
 13 MAR 2008
STRANRAER

THE AULD KIRK
 LIESWAL
 LIESWAL

SITE PROPOSAL
 IN RED



STRANRAER
 13 MAR 2008
 PLANNING SERVICES

Dumfries & Galloway Council
 PLANNING DEPARTMENT
APPROVED
 (See consent conditions for any conditions)
 Dated 20 MAY 2008

NORTH

THE OLD
 KILN

PROPOSED
 SITE
 IN
 BLUE
 THE OLD KILN
 LESWALT
 D49 D43

SEPTIC
 TANKS

WILLOES

30

21m
 24.3m
 13.7m
 36m



01st May 2008

Dumfries & Galloway Council Planning & Environment
Services
Ashwood House, Sun Street
STRANRAER
DG9 7JJ

SCOTTISH WATER

Planning & Development Services
419 Balmore Road
Glasgow
G22 6NU

CUSTOMER HELPLINE

T: 0845 601 8855

W: www.scottishwater.co.uk

Dear Sir/Madam

PLANNING APPLICATION NUMBER : 08/P/1/0057
DEVELOPMENT AT : Kirkland Hill
Leswalt
PROPOSAL : Outline Planning Permission for Erection of two
Dwellinghouses, Installation of Septic Tank and Soakaway
System

Scottish Water receives a number of enquiries on a daily basis and is unfortunately unable to reserve capacity at our water and waste water treatment works. In view of this, the information provided in this letter will need to be reviewed if this proposal progresses to full planning approval.

In terms of planning consent, Scottish Water will not object to this planning application however please note that any planning approval granted by the Local Authority does not guarantee a connection to our infrastructure until a satisfactory solution is identified.

There are no known public sewers in the vicinity of the proposed development. It is advisable that any septic tank should be sited in such a manner as to allow easy access for emptying by tanker.

Penwhirn Water Treatment Works currently has sufficient capacity to service this proposed development.

Water Network - there may be issues within our Water Network that serves your proposed development.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head in the public main. Any property which cannot be adequately serviced using this pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they must write to our Planning & Development Services at the above address.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website: www.scottishwater.co.uk.

Yours faithfully

Our Ref: ND/KT/councils/D&G/2008
Your Ref: 08/P/1/0057

Area Planning Manager (Wigtown)
Planning and Environment Services
Dumfries & Galloway Council
Ashwood House
Sun Street
Stranraer
DG9 7JJ



If telephoning ask for:
Nicki Dunn

22 April 2008

Dear Sir

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
PLANNING APPLICATION NO: 08/P/1/0057
OUTLINE PLANNING PERMISSION FOR ERECTION OF TWO DWELLINGHOUSES,
INSTALLATION OF SEPTIC TANK AND SOAKAWAY SYSTEM
KIRKLAND HILL, LESWALT
MR GORDON FERGUS-HIGGINS**

Thank you for your consultation letter received on 27 March 2008 in respect of the above application.

SEPA would offer the following comments.

Foul Drainage

SEPA notes from the planning submission that a private foul drainage system is proposed at the site. It is SEPA policy that if technically feasible connection to the public sewerage system is our preferred option. The applicant should contact Scottish Water directly to discuss.

If in due course written confirmation is received from Scottish Water that connection to the public sewer is not achievable then SEPA would be willing to consider an alternative foul drainage strategy.

SEPA's preferred method for the disposal of septic tank effluent is the provision of a sub soil soakaway system. It is therefore recommended that the possibility of providing such a system is investigated. The septic tank and soakaway construction and design should comply with the requirements set out in "The Scottish Building Standards: Technical Handbook: Domestic" issued in May 2005. This will require the applicant to carry out percolation testing on site to assess the suitability of the sub-soil for effluent disposal. Please note, surface water should be excluded from the septic tank. The local authority Building Control Department should also be contacted regarding any further requirements on this method of treatment and disposal.

The Water Environment (Controlled Activities) (Scotland) Regulations 2005 were implemented on 1 April 2006. To comply with this legislation the applicant must register the discharge of treated sewage effluent with SEPA. Further details on this matter can be found on our website www.sepa.org.uk.

Cont'd / ...



Chairman
David Sigsworth

Chief Executive
Dr Campbell Gemmill

East Kilbride Office
Redwood Crescent, Peel Park, East Kilbride G74 5PP
tel 01355 574200 fax 01355 574688
www.sepa.org.uk

Area Planning Manager (Wigtown)
Dumfries & Galloway Council

22 April 2008

SEPA would therefore request that any planning permission granted for this proposal is suitably **conditioned** to protect our interests until the outstanding issues regarding foul drainage at the site have been satisfactorily resolved.

Contaminated Land

It is possible that previous uses at the site may have resulted in land contamination although no details have been received relating to the site history or its condition. This may be a matter you wish to explore further.

Construction/Demolition, Pollution Prevention

Construction/demolition works associated with the development of the site must be carried out with due regard to the SEPA's guidelines on avoidance of pollution. Reference should be made to the relevant Pollution Prevention Guidance (PPG) Notes available on SEPA's website at www.sepa.org.uk and to the CIRIA publication C651 "Environmental Good Practice Pocket Book".

Any waste materials imported to the site during construction must be stored and used only in accordance with the waste management licence or exemption under the Waste Management Licensing Regulations 1994 (as amended). Similarly, any waste materials removed from the site must be disposed of at a suitably licensed or exempt waste management facility in accordance with these Regulations.

The applicants and their contractors should also be fully aware of the relevant requirements relating to the transport of controlled waste by registered carriers and the furnishing and keeping of duty of care waste transfer notes.

Domestic Waste Issues

In keeping with your authority's responsibilities with regard to the National Waste Strategy and Local Area Waste Plan, suitable provision should be made with regard to space for waste storage at individual properties and the development as a whole. Such provision should be in line with your council's collection plans to address the recycling, composting, recovery and disposal targets contained within the Area Waste Plan and your authority's implementation plan.

I return the plans as requested.

Yours faithfully



Nicki Dunn
Planning Officer

Enc

Copy to:

Mr Gordon Fergus-Higgins
The Auld Kirk
Leswalt
Stranraer
DG9 0LJ

Galloway & Ayrshire Properties

With offices covering Galloway,
South Ayrshire and Wigtownshire.

G♦A♦P

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DG8 6BT

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G♦A♦P

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DG9 7RP

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Galloway & Ayrshire Properties is the trading name of Galloway & Ayrshire Properties Ltd, registered in Scotland, company number 296516: registered office 81 Dalrymple Street, Girvan and Galloway & Ayrshire Properties (Stranraer) Limited, registered in Scotland, company number 304312 registered office 44 Hanover Street, Stranraer.

Conditions of Sale

We have attempted to make our sale details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale.

All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary.

The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract.

If we can be of any further assistance please do not hesitate to contact us.

Pre-sale Appraisal

If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches.

www.gapinthemarket.com