



Attractive site in a stunning location with planning permission for 10 holiday chalets for sale

The Woodlands, off A710 coast road, Dalbeattie



Property Details

The Woodlands, off the A710 coast road,
Dalbeattie

Offers over
£120,000

Description

An exciting opportunity to purchase a site with planning permission in place for 10 eco-pods, an office / shop, shower block / toilet, manager's chalet and associated works. Situated on the A710 just south of Dalbeattie, the site offers fantastic potential in a truly idyllic location.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





KEY FEATURES

- Fantastic opportunity in the south-west of Scotland
- Planning permission granted for 10 eco-pods - reference number 19/0286/FUL
- Situated just south of Dalbeattie off the A710
- Located just minutes from the famous 7stanes Mountain Bike Trail
- Idyllic rural location which is easily accessible
- Plot size of approximately 4.29 acres



A fantastic opportunity in a picturesque, rural setting with planning permission for the siting of 10 eco-pods, office / shop, toilet / shower block, manager's chalet, installation of waste treatment works and associated works - see Dumfries & Galloway Council planning website reference number 19/0286/FUL for full details. The site is located on the A710, just a few miles south of Dalbeattie making the site very accessible in a popular tourist location, with it being only 15 minutes from the A75, the main route from Gretna to Stranraer.

Currently onsite there is a static caravan, a touring caravan and a small timber shed which are all to be included with the sale.



Situation

The town of Dalbeattie is located less than 2 miles to the north of the site where amenities can be found including a variety of independent shops and great places to eat out. It sits in the Urr Valley and is around 15 miles to the southwest of Dumfries. The town is situated in an ideal location for exploring the Colvend Coast and the region's many castles and gardens.

The surrounding area offers beautiful countryside with easy access to a multitude of country pursuits including sailing, horse riding, fishing, golf and mountain biking, with the internationally famous 7stanes Mountain Bike Trail just minutes from the site.



Directions

Directions: From Dalbeattie take the A710 south heading for Colvend. Approximately 1 mile from the town boundary, you will see an opening on the right with a drystane dyke entrance and the site is located just opposite on the left-hand side of the road when traveling south.

What3words: ///found.topic.hoops







Planning: Planning Permission was granted on the 2nd October 2020 for the siting of 10 eco-pods and associated works. For more details of this consent to include plans, decision notice and other documentation these can be viewed on the Dumfries & Galloway Council Planning website using reference number 19/0286/FUL.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Services: Currently there are no services on site. All interested parties should make their own enquiries to the relevant authorities.

Viewing: Interested parties wishing to view the land are asked to provide prior notification to the sole selling agents, C&D Rural, prior to viewing. C&D Rural Tel: (01228) 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

Solicitors: Stevenson & Johnstone (Mr Kenneth Hill dealing), 38 High Street, Langholm, DG13 0JH Tel: 013873 80428.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).





Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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