



Development Plot with Full Planning Permission  
for a Four Bedroom Detached Dwelling

Building Plot at Cummertrees, Annan,  
DG12 5QD





## Property Details

Development Plot at Cummertrees,  
Annan, DG12 5QD

### Guide Price

£100,000

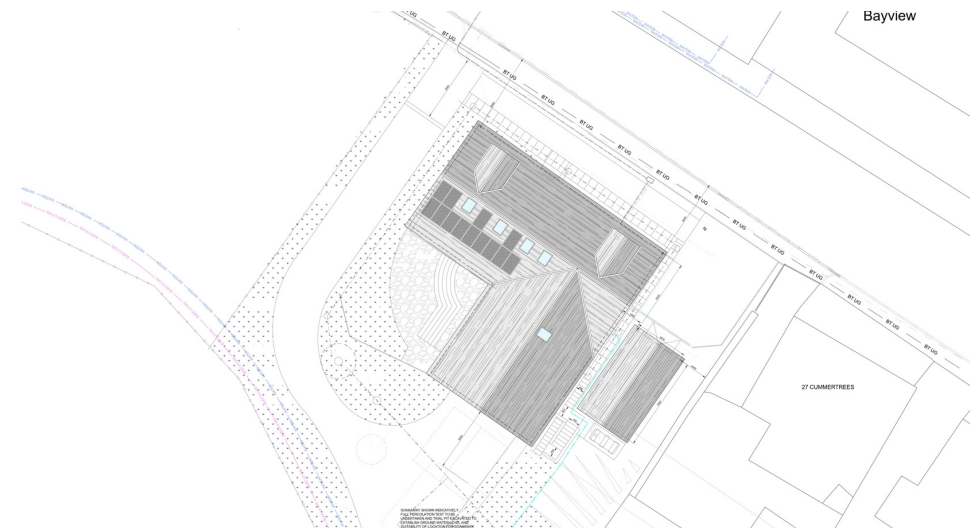
### Description

This rare development opportunity to acquire a development plot with Full Planning Permission and Building Warrant approval for a stunning four bedroom detached dwellinghouse.

Located in a desirable location on the outskirts of Cummertrees, and very well connected to nearby amenities.

### Selling Agents

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











Development Opportunity Site - NTS



## KEY FEATURES

- Development Opportunity on the outskirts of the the village of Cummertrees.
- Full Planning Permission Granted for a four bedroom dwelling - 22/2185/FUL.
- Building Warrant approval also granted - 22/1153.
- Located in a desirable position just off the B724.
- Panoramic views across open countryside, with stunning views across to local landmark Criffel.
- Generously sized plot with ample room for off street parking and garden area.
- Services are available within the plot, but have not been connected.
- Additional land may be available to rent by separate negotiation, to be used as garden ground.





## Situation

The plot is located on the B724 with stunning views across the surrounding countryside, and further afield over to the local landmark of Criffel. Located on the outskirts of the village of Cummertrees, the site is approximately 4 miles to the nearby town of Annan. The property is attractively situated with excellent transport links via the A74(M) north and south and the A75 east and west.

## Directions

From Annan, follow the B724 to Cummertrees for around 3 miles. Travel through the village of Cummertrees and the property is located on the left hand side just before the 'Low Bridge' sign.

## What3words

///cutaway.including.worldwide

Please note viewings are strictly by appointment.





## The Property

A rare development opportunity in a picturesque, accessible setting for a plot with Full Planning Permission and Building Warrant approval for a desirable four bedroom detached dwelling with separate garage. The property is located on the outskirts of Cummertrees on the B724, as shown on the attached location plan. The site extends to approximately 0.27 acres.

## Planning

Full Planning Permission was granted on the 27th March 2023 for the erection of a four bedroom dwelling house with detached garage. More details of this consent to include plans, copy of the planning consent notice of approval and other documentation available from the Dumfries & Galloway Planning Office or website using reference number 22/2185/FUL. The Building Warrant has also been approved under reference number 22/1153.

## Services

We understand that mains water and mains electric are available within the plot. Provision will need to be made for a private septic tank and soakaway. All interested parties should make their own enquiries of SP Energy Networks and Scottish Water.





**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:** The drainage and water supply have not been connected, however are located within the ownership boundary of the property.

**Additional Land:** The existing owners own the remainder of the field, this land may be available to rent by separate negotiation, to be used as garden ground, subject to an appropriate agreement being reached between the parties.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 79229

**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:** Christopher Shannon of Harper Robertson and Shannon, 100 High St, Annan DG12 6EH. Tel: 01461 203418

**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](http://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).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT





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