

**RESIDENTIAL DEVELOPMENT SITE AT
MEIKLE BEOCH COTTAGES, SHAWHEAD, DG2 9SS**

Offers Over £250,000



A rare opportunity to acquire a large plot with planning permission for reinstatement and extension of two ruined cottages to form a new dwellinghouse. Located between Crocketford and Shawhead on the C14N road the plot is situated in an idyllic rural location but with easy access to both local amenities and those further afield.

The village of Shawhead is 1 mile to the East and has its own primary school. The busy market town of Dumfries is 9 miles distant and benefits from all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices. The newly constructed Dumfries & Galloway Royal Infirmary is only a 10-minute drive from the property.

Building Plot Measures: 1,986 m²
Whole Plot Measures: 26,500 m²/2.65 hectares / 6.5 acres

what3words: agenda.lizards.abundance

Services:

The site is sold un-serviced however services are understood to be located close to the site. The purchaser should make their own enquiries and necessary applications to the relevant utility providers. Drainage will be by installation of a septic tank system.

Planning Permission:

The Grant of Planning Permission is dated 12th August 2024 under reference number 24-1030-FUL. A copy of the Grant of Outline Planning Permission is available from Dumfries & Galloway Council or Cavers & Co Solicitors & Estate Agents office at 40/42 St Mary Street, Kirkcudbright to interested parties.

Planning Application:

The planning application and plans were prepared by Marc Henkelmann who can be contacted on 01557 500505 for further information.



Cottages seen from East, looking SW



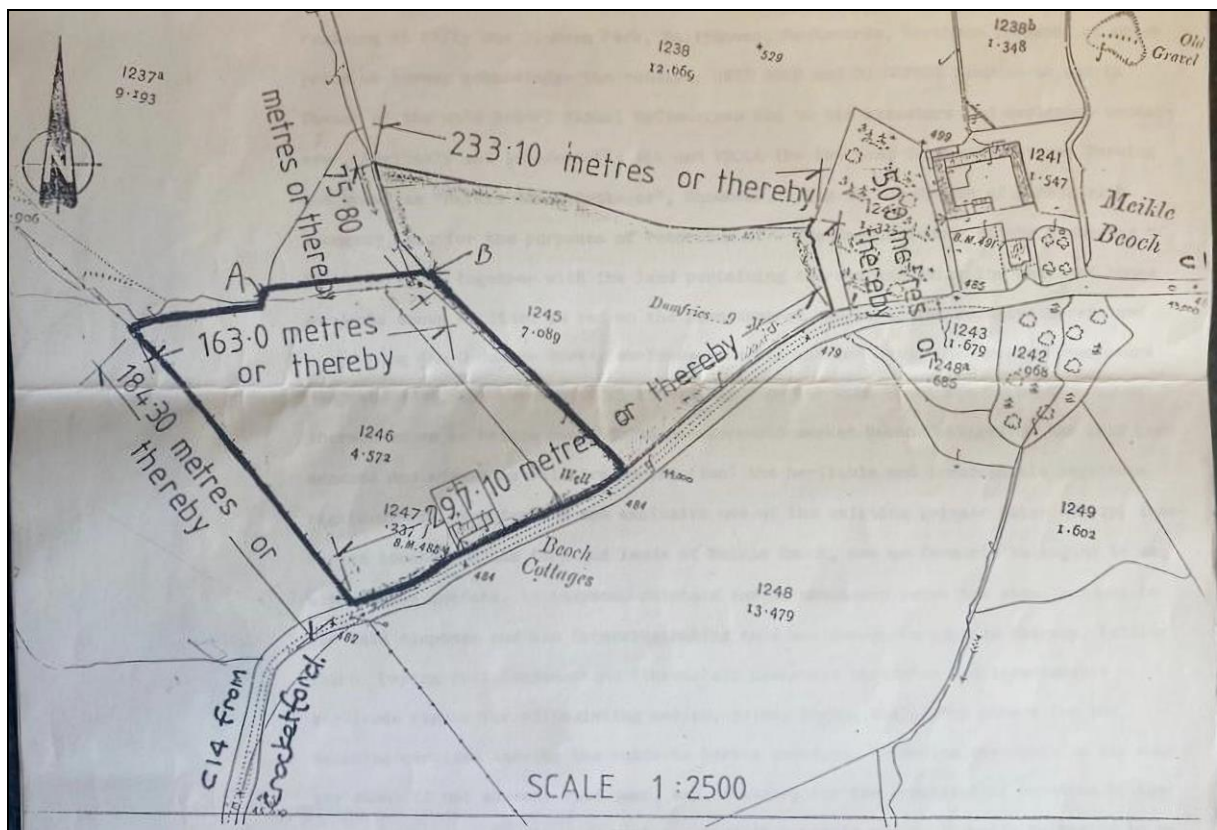
Cottages seen looking towards Meikle Beoch



View of cottages from access gate



Main elevation



OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.