



Plot 5B, Land at Stonehouse, Gretna, DG16 5HE

Offers Over £75,000



Plot 5B, Land at Stonehouse, Gretna, DG16 5HE

- Building plot
- Detached four bedroom bungalow with integral garage and driveway
- Planning for installation of air source heat pump and solar panels
- Within easy reach of local amenities
- Rural location with superb views
- Fully serviced

Building plot situated on the outskirts of Gretna with planning permission for the development of a four bedroom detached bungalow with driveway, garage and gardens. The plot is fully serviced and benefits from outstanding views of the countryside.

Council Tax Band: TBD

Tenure: Freehold

Location Summary

The building plot is located on the outskirts of Gretna, close to excellent road links. Carlisle is only around 10 miles to the south with the Lake District a further 45 minutes beyond. Nearby M74/M6 connects Scotland with the Northwest of England. The A75 connects drivers to Dumfries and nearby towns. Gretna and Carlisle train stations also offer services to Glasgow, Newcastle, Manchester and London. The property is within walking distance to local amenities, walks and Caledonia Park, which offers an excellent range of shopping choices. Primary schooling is available at nearby Gretna Primary with secondary schooling at the local town of Annan. Private education is also available at Austin Friars in Carlisle.

What 3 words

///approach.amicably.shut



NY2967

329934

567854

0

20

40

60

80

100

metres

MapServe®

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567850

329950

330000

330050

30.3m

567800

La
Roque

567750

31.1m

Stonehouse

PLOT 5A

Proposed Replacement Dwelling

PLOT 5B

Proposed " Small Building
Group " Dwelling.

Tarmac

Tarmac

PLOT
5A

Tarmac

Tarmac

PLOT
5BStrip Drains to Driveways to be
drained to Sootways.

Driveway Access Details

P5A & P5B - Proposed Site Block Plan

Rev.	Date	Description
B	04 / 02 / 25	Driveway Access details added
A	14 / 11 / 24	Original Issue

**Proposed Development of 2 No Bungalows (Plots 5A & 5B) to land at
Stonehouse, Gretna, Scotland DG16 5HE.**

Drawn By	G.Tyler
Scale	1:500 @ A3
Date	9th September 2024
Drawing No	TW / SH / SBP3
	Rev B

An excellent opportunity to acquire a building plot with full planning permission for a stunning four bedroom detached bungalow with integral garage, driveway and gardens. The site benefits from outstanding open views of grazing land to the rear and is situated within driving distance of local amenities. There are two plots available and they can be sold individually or they are available to purchase as a whole. The total site extents to approximately 0.6 acres. The former building is being demolished by the current owner.

This is a rare opportunity to create a beautiful home or homes in a highly sought after location within Dumfries and Galloway.

Please contact the office for additional information.

Planning Ref: 24/2627/FUL

The proposed development briefly comprises of a open-plan kitchen dining area, sitting room, four double bedrooms with two en-suites, family bathroom, utility room and integral garage. The plot has planning for the installation of air source heat pumps and solar roof panels.

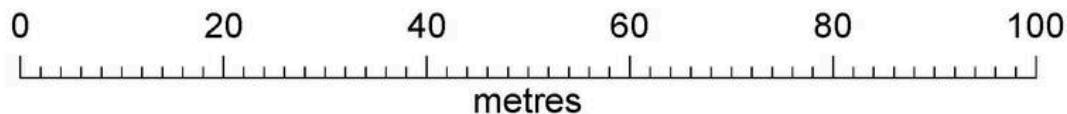
Services

We understand that mains water and mains electricity is available within the plot. Planning permission allows for the electricity pole to be moved to the corner of the plot. There is private drainage connected. The site is accessed from a public road.





NY2967 329934
567854



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567850

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30.3m

567800

New Electric Pole

New Electric Pole

PLOT 5A

Proposed Replacement Dwelling

Existing Electric Pole

Existing Electric Pole

Tarmac



Ground Floor
Finished Floor Level
+ 31.100 LVL

La Roque

31.1m

567750

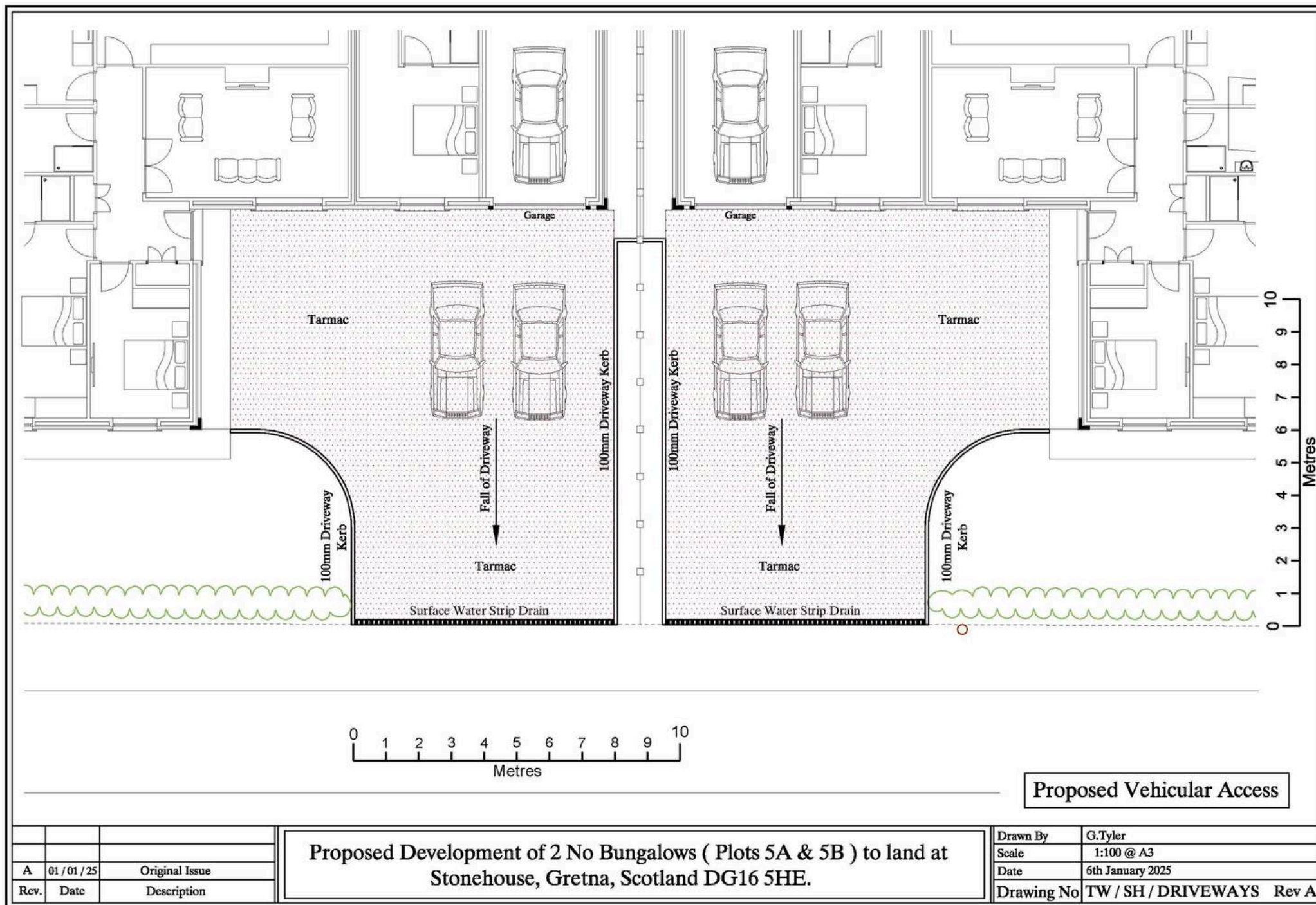
Stonehouse

Proposed Site Block Plan

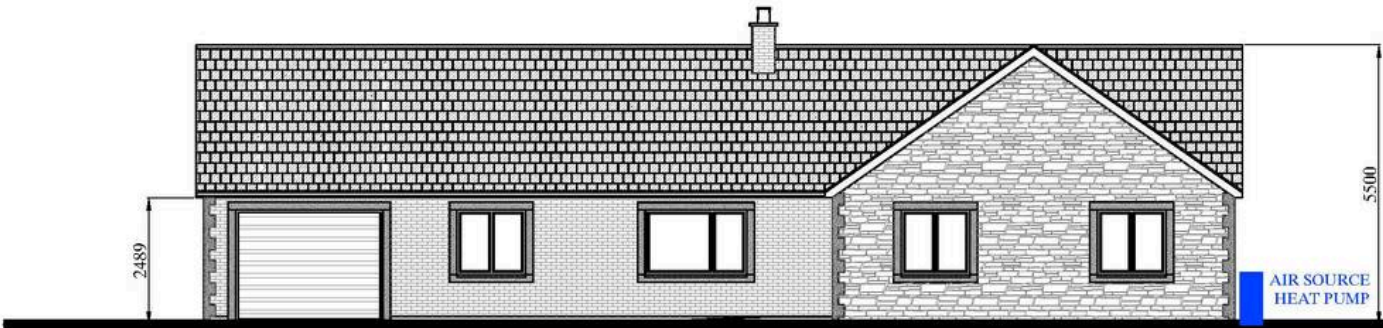
D	04 / 02 / 25	Driveway Access details added
C	01 / 01 / 25	Amended
B	16 / 10 / 24	Amended
Rev.	Date	Description

**Proposed Development of 1 No Bungalow (Plot 5B) to land at
Stonehouse, Gretna, Scotland DG16 5HE.**

Drawn By	G.Tyler
Scale	1:500 @ A3
Date	9th September 2024
Drawing No	TW / SH / P5B / SBP2 Rev D



PLOT 5B



Proposed Front Elevation



Proposed Side Elevation

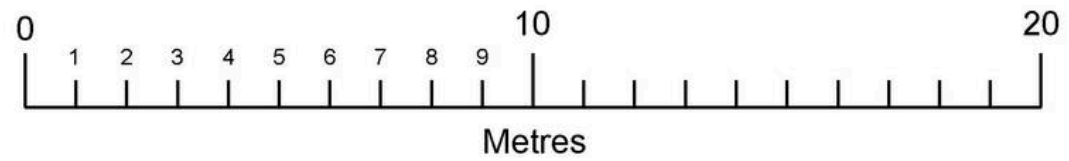
MATERIALS

ROOF :- Grey Slates

WALLS :- Red Sandstone Head Cills & Quoins
Red Facing Brickwork.

WINDOWS & DOORS :- uPvc Double glazed
- " Anthracite " Grey

RAINWATER GOODS :- Black colour.



			Proposed Development of 1 No Bungalow (Plot 5B) to land at Stonehouse, Gretna, Scotland DG16 5HE.	Drawn By	G.Tyler
B	01/01/25	Amended		Scale	1:100 @ A3
A	09/09/24	Original Issue		Date	9th September 2024
Rev.	Date	Description		Drawing No	TW / SH / 5B / ELEV1 Rev B

Ground Floor

Approx. 233.8 sq. metres (2516.9 sq. feet)



Total area: approx. 233.8 sq. metres (2516.9 sq. feet)

Plot 5B

General Remarks & Stipulations

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.

EPC Rating: Exempt

Broadband: Fibre broadband may be available and there is good mobile coverage available.

Viewings: Strictly by appointment through the sole selling agents, 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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The council tax is not determined yet.



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