



Oakfield, Dalskairth, Dumfries, DG2 8ND

Offers Over £175,000

CDRural

Oakfield, Dalskairth, Dumfries, DG2 8ND

- Development land with planning permission for equestrian holiday accommodation business
- Planning permission for the erection of two holiday lodges, two glamping pods and formation of bases for siting of two touring caravans
- 10 acres of agricultural land
- Steel portal frame agricultural shed with stables already on site
- Static caravan already on site to be utilised as a reception/welfare unit
- Planning reference: 21/1518/FUL
- Situated on the outskirts of Dumfries
- Potential to transform into profitable equestrian centre

Approximately 10 acres of agricultural land with planning permission for change of use to equestrian holiday business use.

Council Tax band: TBD

Tenure: The Scottish Heritable Title

CD Rural



Oakfield offers an excellent development opportunity to transform 10 acres of well situated agricultural land into a thriving and profitable equestrian holiday accommodation business. The site currently has planning permission for the erection of two holiday lodges, two glamping pods, two caravan pitches and change of use of the static caravan to a reception/welfare unit. The site is situated only a few miles from Dumfries Town Centre.

The Land

The land is available as a whole. With roadside access, the land is stock proof and generally well fenced throughout. Planning was granted for a steel frame agricultural shed, with corrugated steel sheet walls and roof. The shed has been constructed and is currently being used as stables. There is a static caravan on the land which has planning permission to be used as an office/welfare unit. The caravan is serviced by LPG gas. The solar panels are not included in the sale.

Planning

There is planning consent for the erection of a agricultural shed (Ref: 21/1148/DPA). Furthermore, the current owner envisioned transforming the site into an equestrian holiday centre and planning permission was granted in January 2025 for it's change of use with Dumfries and Galloway Council. More details can be found on their website and using Reference: 21/1518/FUL.

More details of the planning is available on request.



Location Summary

The area offers wonderful sporting and recreational opportunities and is well known for its mild climate and long growing season. There are numerous lochs and rivers locally providing fishing as well as salmon and sea trout fishing on some of Dumfriesshire's larger rivers such as the Nith and Annan. The area is perfect for cycling and mountain biking and is an idyllic location for walkers with numerous coastal walks, and hill walking in the nearby Galloway Hills and Forest. The property is well placed for access to Dumfries town centre and several facilities to include schools, shops, restaurants and sporting facilities. The railway station is a short distance away and both Glasgow and Edinburgh are easily accessible by car and train. Dumfries and Galloway Royal Infirmary and the Crichton Campus are a short drive away.

What 3 Words

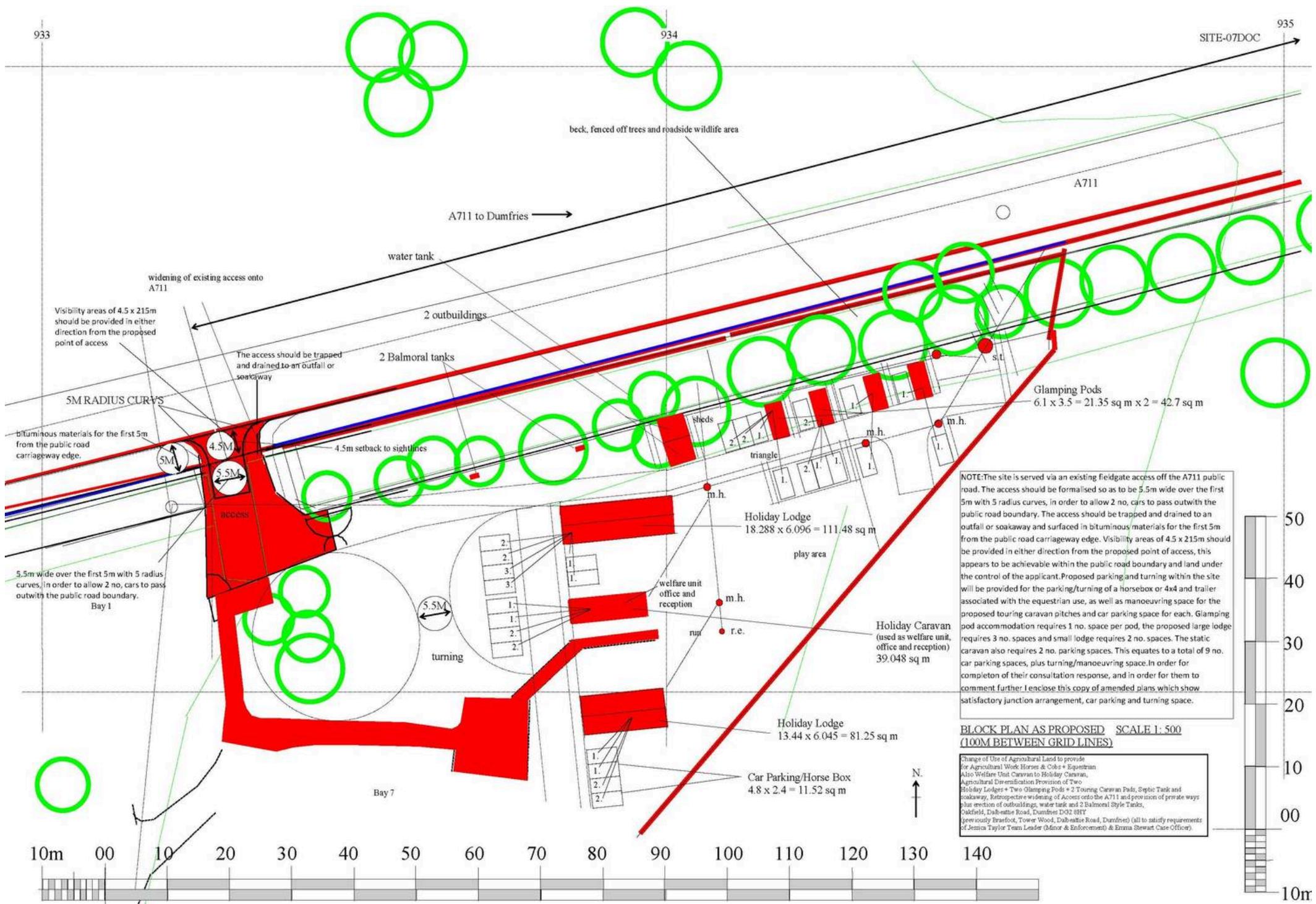
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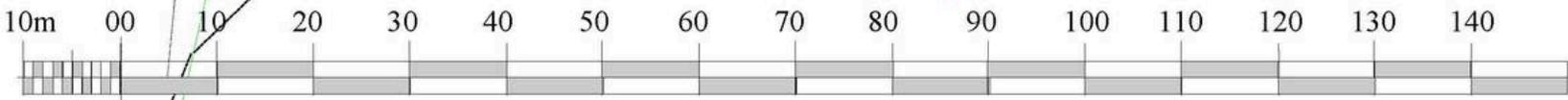
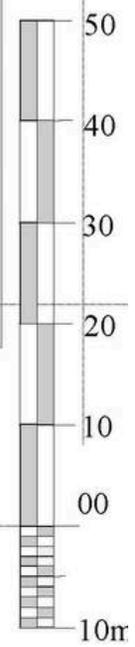




NOTE: The site is served via an existing fieldgate access off the A711 public road. The access should be formalised so as to be 5.5m wide over the first 5m with 5 radius curves, in order to allow 2 no. cars to pass outwith the public road boundary. The access should be trapped and drained to an outfall or soakaway and surfaced in bituminous materials for the first 5m from the public road carriageway edge. Visibility areas of 4.5 x 215m should be provided in either direction from the proposed point of access, this appears to be achievable within the public road boundary and land under the control of the applicant. Proposed parking and turning within the site will be provided for the parking/turning of a horsebox or 4x4 and trailer associated with the equestrian use, as well as manoeuvring space for the proposed touring caravan pitches and car parking space for each. Glamping pod accommodation requires 1 no. space per pod, the proposed large lodge requires 3 no. spaces and small lodge requires 2 no. spaces. The static caravan also requires 2 no. parking spaces. This equates to a total of 9 no. car parking spaces, plus turning/manoeuvring space. In order for completion of their consultation response, and in order for them to comment further I enclose this copy of amended plans which show satisfactory junction arrangement, car parking and turning space.

BLOCK PLAN AS PROPOSED SCALE 1: 500 (100M BETWEEN GRID LINES)

Change of Use of Agricultural Land to provide for Agricultural Work, Horses & Cattle + Equestrian
 Also Welfare Unit Caravan to Holiday Caravan,
 Agricultural Diversification Provision of Two
 Holiday Lodges + Two Glamping Pods + 2 Touring Caravan Pads, Septic Tank and soakaway, Retrospective widening of Access onto the A711 and provision of private ways plus revision of outbuilding, water tank and 2 Balmoral Style Tanks,
 Oakfield, Dal-natie Road, Dumfries DO2 8HY
 (see locally Braefoot, Tower Wood, Dal-natie Road, Dumfries) (all to satisfy requirements of Jessica Taylor Team Leader (Minor & Enforcement) & Emma Stewart Case Officer).



Visibility areas of 4.5 x 215m should be provided in either direction from the proposed point of access

widening of existing access onto A711

A711 to Dumfries

water tank

2 outbuildings

2 Balmoral tanks

5M RADIUS CURVES

The access should be trapped and drained to an outfall or soakaway

Bituminous materials for the first 5m from the public road carriageway edge.

4.5M

5.5M

5.5m wide over the first 5m with 5 radius curves, in order to allow 2 no. cars to pass outwith the public road boundary.

Bay 1

4.5m setback to sightlines

5.5M

turning

Bay 7

Holiday Lodge
18.288 x 6.096 = 111.48 sq m

play area

welfare unit office and reception

Holiday Caravan (used as welfare unit, office and reception)
39.048 sq m

Holiday Lodge
13.44 x 6.045 = 81.25 sq m

Car Parking/Horse Box
4.8 x 2.4 = 11.52 sq m

Glamping Pods
6.1 x 3.5 = 21.35 sq m x 2 = 42.7 sq m

beck, fenced off trees and roadside wildlife area

A711

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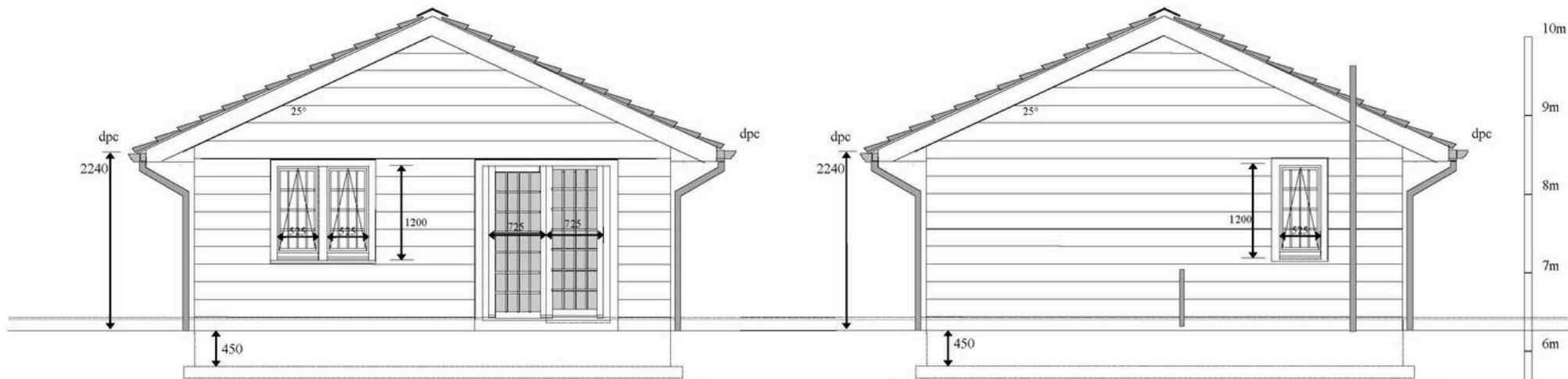
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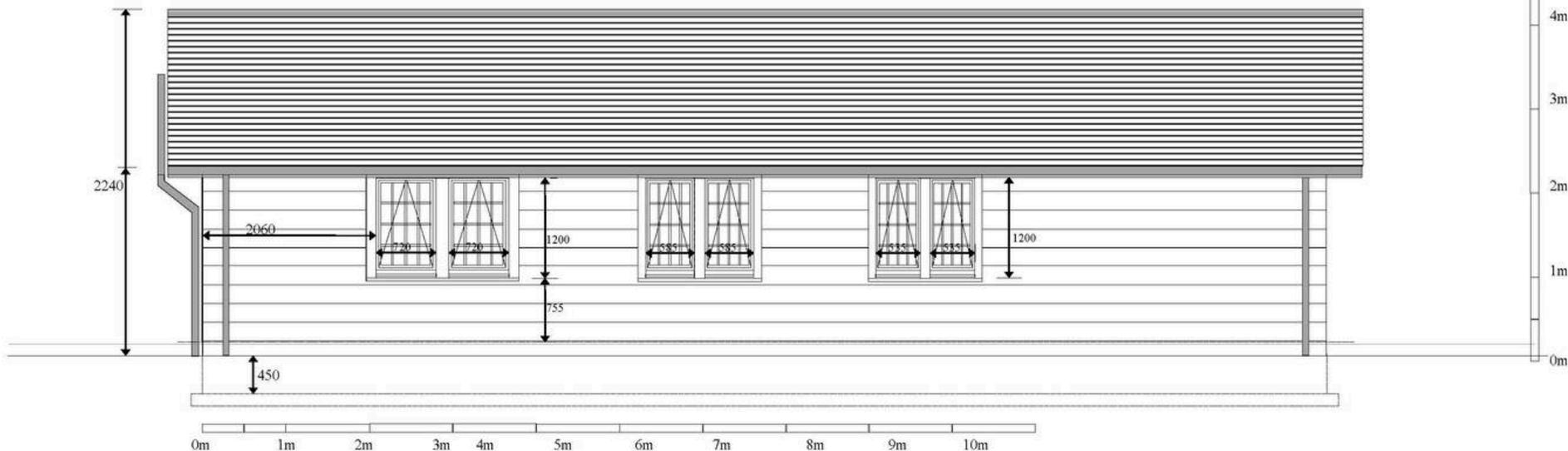
WEST ELEVATION (AS PROPOSED)

SCALE 1: 50

EAST ELEVATION (AS PROPOSED)

SCALE 1: 50

4110



NORTH ELEVATION (AS PROPOSED)

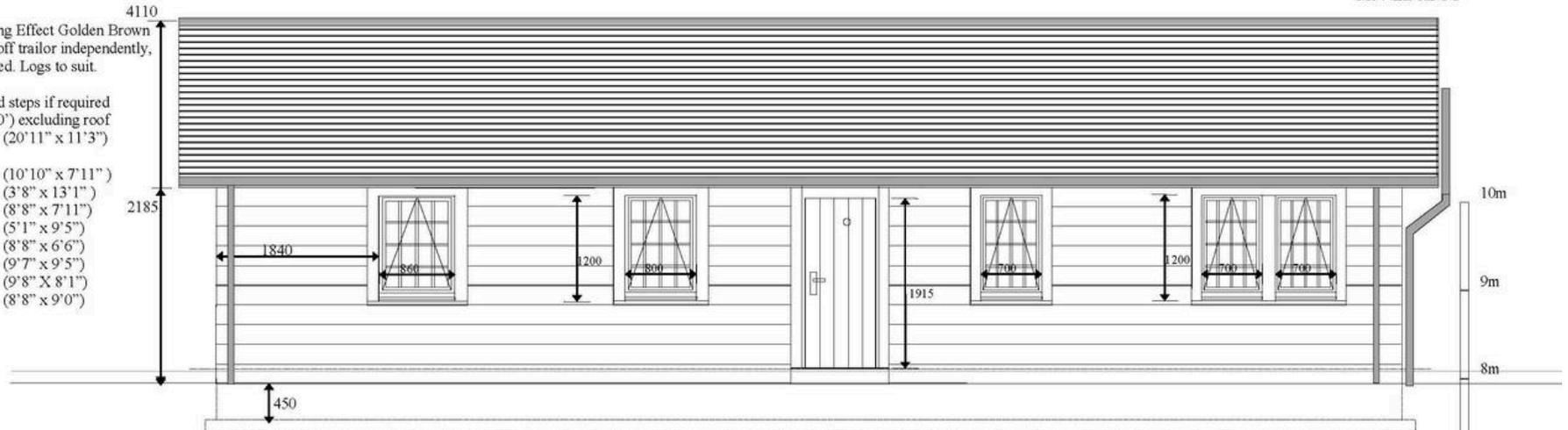
SCALE 1: 50

Mobile Home With Timber Boarding Effect Cuprinol Golden Brown
 Mobile Home can be lifted on and off trailer independently,
 can also remain on trailer if preferred. Logs to suit.
 Roof finish anthracite grey
 Surround decking, ballustrading and steps if required
 Overall size 14.01 x 6.045 (44' x 20') excluding roof

Change of Use of Agricultural Land to provide for Agricultural Work Horses & Cobs + Equestrian
 Also Welfare Unit Caravan to Holiday Caravan, Agricultural Diversification Provision of Two
 Holiday Lodges + Two Glamping Pods + 2 Touring Caravan Pods, Septic Tank and
 soakaway, Retrospective widening of Access onto the A711 and provision of private ways
 plus erection of outbuildings, water tank and 2 Balmoral Style Tanks,
 Oakfield, Dalbeattie Road, Dumfries DG2 8HY
 (previously Braefoot, Tower Wood, Dalbeattie Road, Dumfries) (all to satisfy requirements
 of Jessica Taylor Team Leader (Minor & Enforcement) & Emma Stewart Case Officer)

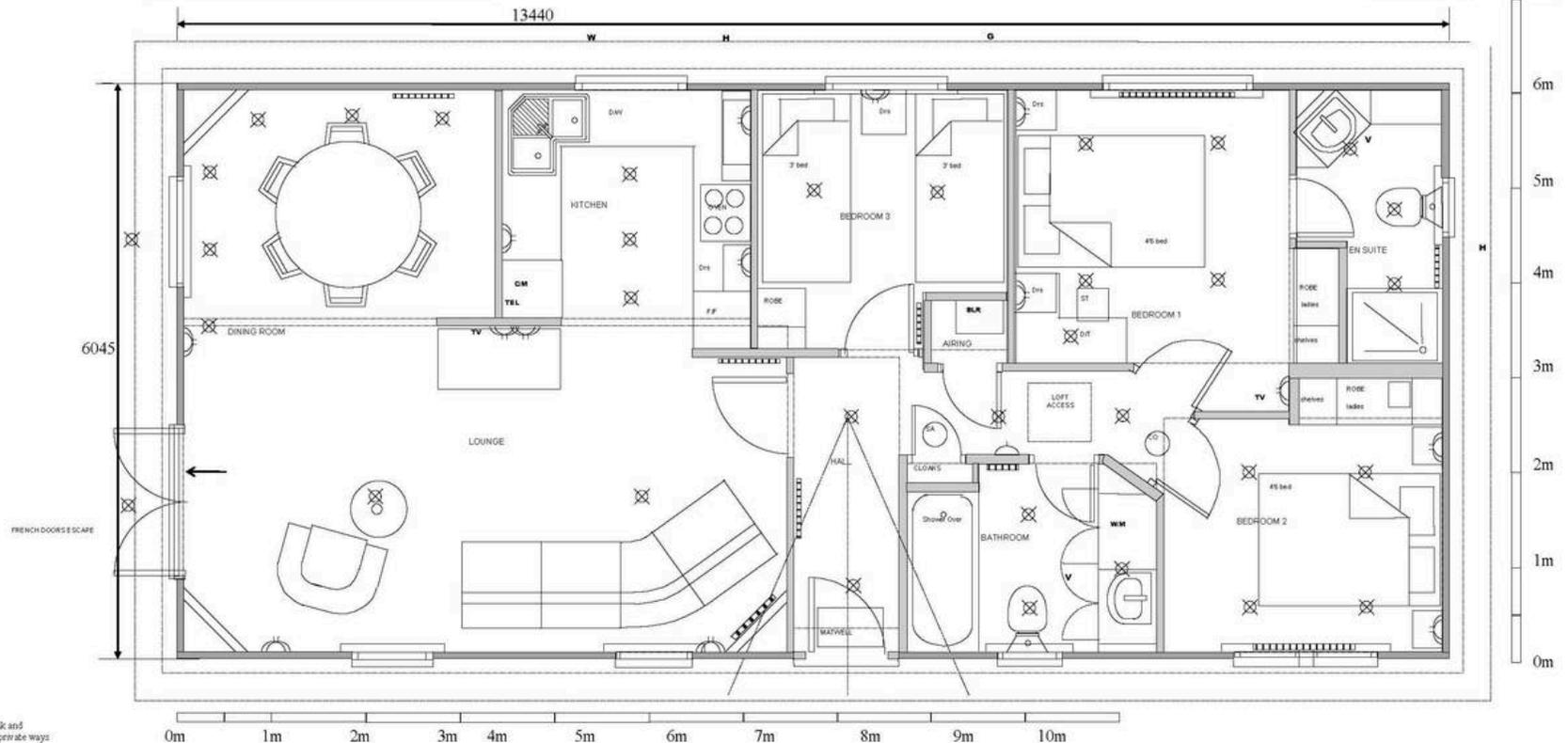
Mobile Home With Timber Boarding Effect Golden Brown
 Mobile Home can be lifted on and off trailer independently,
 can also remain on trailer if preferred. Logs to suit.
 Roof finish anthracite grey
 Surround decking, ballustrading and steps if required
 Overall size 13.44 x 6.045 (44' x 20') excluding roof
 Lounge 6.38 x 3.43 (20'11" x 11'3")

Dining	3.29 x 2.40	(10'10" x 7'11")
Hall	1.12 x 3.98	(3'8" x 13'1")
Kitchen	2.63 x 2.40	(8'8" x 7'11")
En Suite	1.54 x 2.87	(5'1" x 9'5")
Bathroom	2.64 x 1.99	(8'8" x 6'6")
Bedroom 1	2.91 x 2.87	(9'7" x 9'5")
Bedroom 2	2.94 x 2.46	(9'8" x 8'1")
Bedroom 3	2.65 x 2.73	(8'8" x 9'0")



SOUTH ELEVATION (AS PROPOSED)

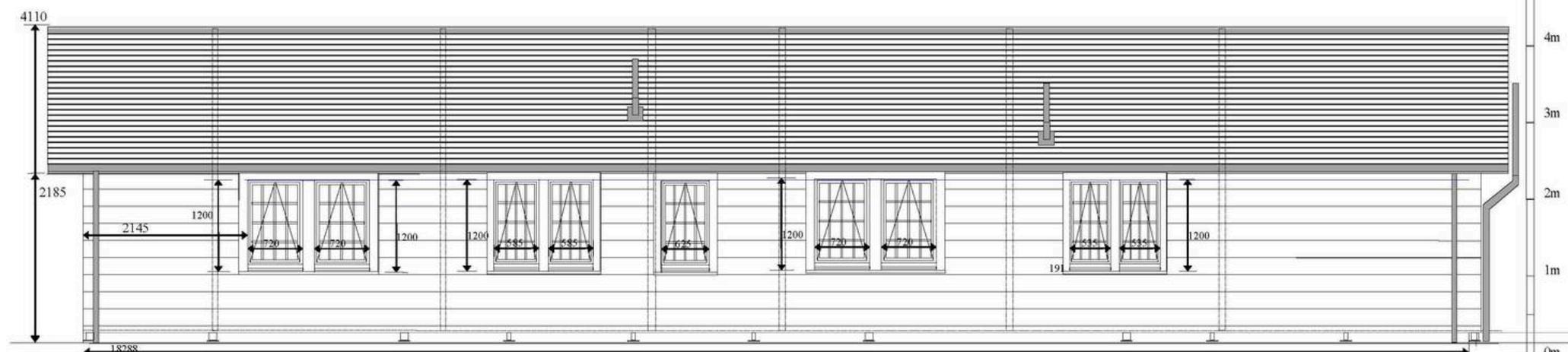
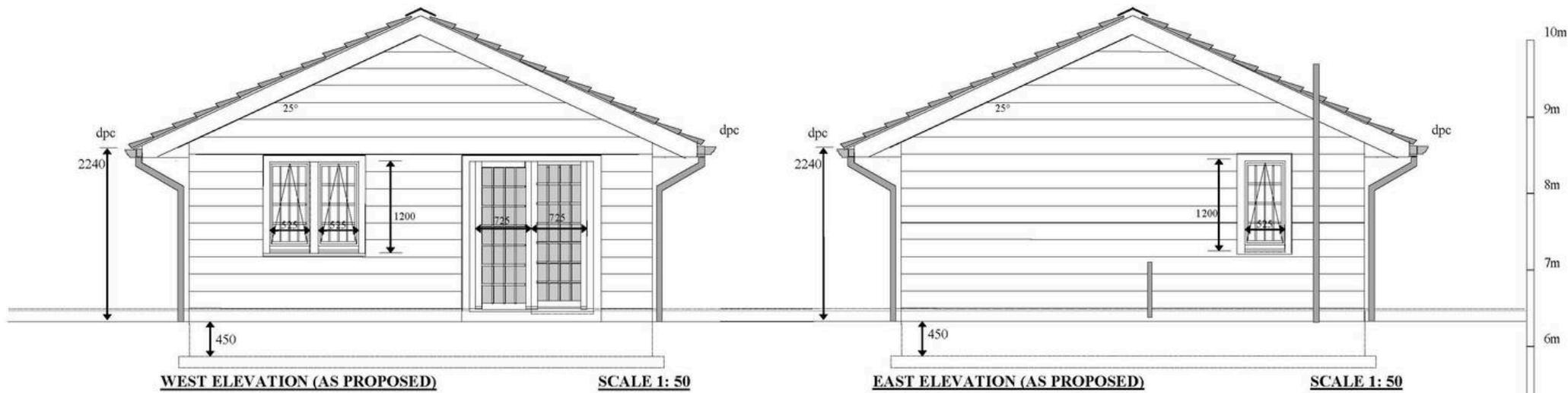
SCALE 1: 50



GROUND FLOOR PLAN (AS PROPOSED)

SCALE 1: 50

Change of Use of Agricultural Land to provide for Agricultural Work Horses & Cobs + Equestrian
 Also Welfare Unit Caravan to Holiday Caravan,
 Agricultural Diversification Provision of Two Holiday Lodges + Two Camping Pods + 2 Touring Caravan Pods, Septic Tank and soakaway, Retrospective widening of Access onto the A711 and provision of private ways plus erection of outbuildings, water tank and 2 Balmoral Style Tanks,
 Oakfield, Dalbeattie Road, Dumfries DO2 8EY
 (previously Braefoot, Tower Wood, Dalbeattie Road, Dumfries) (all to satisfy requirements of Jessica Taylor Team Leader (Minor & Enforcement) & Emma Stewart Case Officer)



NORTH ELEVATION (AS PROPOSED) SCALE 1: 50

Mobile Home With Timber Boarding Effect Cuprinol Golden Brown
 Mobile Home can be lifted on and off trailer independently,
 can also remain on trailer if preferred. Logs to suit.
 Roof finish anthracite grey
 Surround decking, ballustrading and steps if required
 Overall size 18.29 x 6.045 (60' x 20') excluding roof

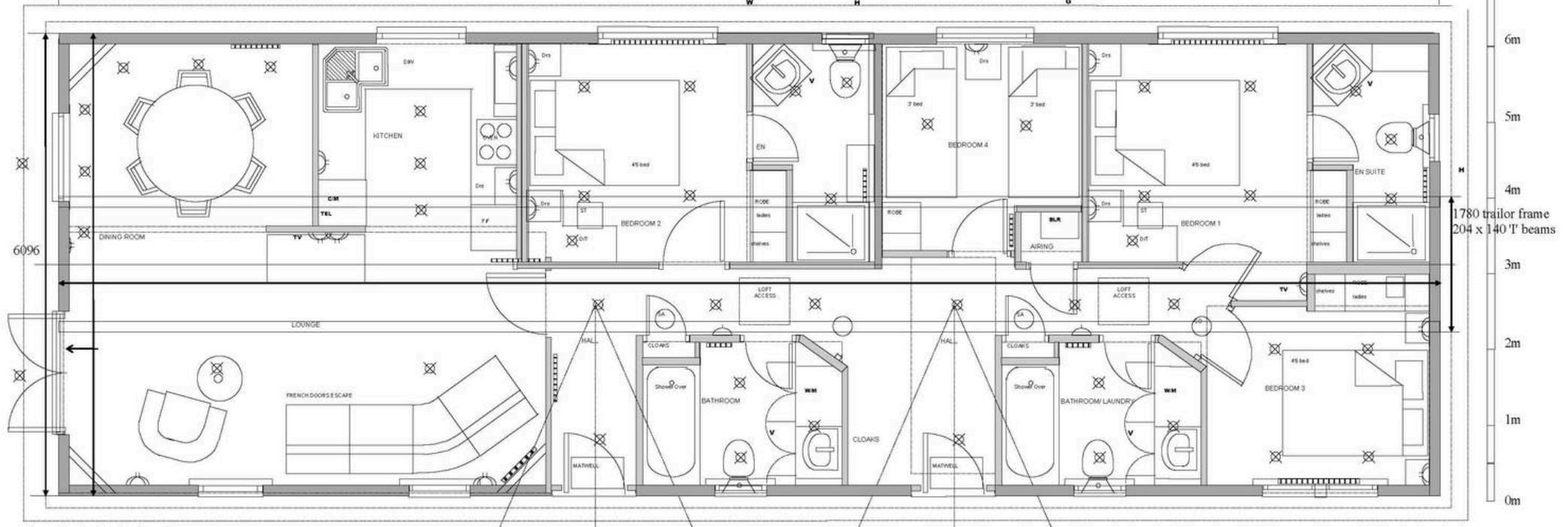
Change of Use of Agricultural Land to provide
 for Agricultural Work Horses & Cobs + Equestrian
 Also: Welfare Unit Caravan to Holiday Caravan,
 Agricultural Diversification Provision of Two
 Holiday Lodges + Two Glamping Pods + 2 Touring Caravan Pods, Septic Tank and
 soakaway, Retrospective widening of Access onto the A711 and provision of private ways
 plus erection of outbuildings, water tank and 2 Balmoral Style Tanks,
 Oakfield, Dalbeattie Road, Dumfries DG2 5HY
 (previously Braefoot, Tower Wood, Dalbeattie Road, Dumfries) all to satisfy requirements
 of Jessica Taylor Team Leader (Minor & Enforcement) & Emma Stewart Case Officer.

Mobile Home With Timber Boarding Effect Golden Brown
 Mobile Home can be lifted on and off trailer independently,
 can also remain on trailer if preferred. Logs to suit.
 Roof finish anthracite grey
 Surround decking, balustrading and steps if required



SOUTH ELEVATION (AS PROPOSED)

SCALE 1: 50



GROUND FLOOR PLAN (AS PROPOSED)

SCALE 1: 50

Change of Use of Agricultural Land to provide
 for Agricultural Work Horses & Cobs + Equestrian
 Also Welfare Unit Caravan to Holiday Caravan,
 Agricultural Diversification Provision of Two
 Holiday Lodges = Two Clamping Pods + 2 Touring Caravan Pods, Septic Tank and
 soakaway, Retro-active widening of Access onto the A711 and provision of private ways
 plus section of outbuildings, water tank and 2 Bakoraal Style Tanks,
 Oakfield, Dalbeattie Road, Dumfries DG2 9HY
 (previously Bradfoot, Tower Wood, Dalbeattie Road, Dumfries) (all to satisfy requirements
 of Jessica Taylor Team Leader (Minor & Enforcement) & Emma Stewart Case Officer)

Mobile Home With Timber Boarding Effect Logs to suit.
 Roof finish anthracite grey
 Surround decking, balustrading and steps if required
 Overall size 18288 x 6096 (60' x 20') excluding roof

Overall size	18288 x 6096 (60' x 20')	excluding roof	111.48 sq m
Lounge	6.38 x 3.43	(20'11" x 11'3")	
Dining	3.29 x 2.40	(10'10" x 7'11")	
Hall	1.12 x 3.98	(3'8" x 13'1")	
Kitchen	2.63 x 2.40	(8'8" x 7'11")	
En Suite	1.54 x 2.97	(5'1" x 9'5")	
Bathroom	2.64 x 1.99	(8'8" x 6'6")	
Bedroom 1 & 2	22.91 x 2.87	(75' x 9'5")	
Bedroom 3	2.94 x 2.46	(9'8" x 8'1")	
Bedroom 4	5.45 x 3.73	(18'0" x 12'3")	

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.

Planning: (Ref: 21/1148/DPA) and (Ref: 21/1518/FUL)

Services: Oakfield is not currently connected to any services. There is planning consent for the installation of a soakaway. Interested parties should make their own enquiries.

Sporting and Mineral Rights: Mines and mineral rights are included in so far as they are owned

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.

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).

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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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.