

PLOTS AT CARSLUITH
CREETOWN NEWTON STEWART



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Creetown 2.5 miles Newton Stewart 10 miles
Castle Douglas 21 miles.

0.93 acre building site with stunning sea views overlooking Wigtown Bay on the Solway Firth with Planning Permission in Principle for 3 single storey houses with attic accommodation.

CKD Galbraith

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GENERAL

Carlsruith sits adjacent to the A75 about 2 miles from the village of Creetown which has a village shop/outreach post office, family butchers, primary school, a health centre and dispensary, a hotel, bowling club, both tennis and football clubs. A broader range of shops, schools and services can be found in Newton Stewart, and Gatehouse of Fleet.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and for the diversity of the sporting and recreational pursuits. It is because of this mild climate that the area is so attractive to gardeners and there are several gardens open to the public nearby, such as Logan Botanic Gardens, Threave Gardens and Castle Kennedy Gardens. The plots are conveniently situated for walking in the nearby Galloway Hills and cycling along some of the numerous designated cycle routes in the area as well as the cycle routes of the Seven Stanes mountain bike tracks including the well known centre at Kirroughtree. In addition there are several sporting opportunities such as shooting and stalking as well as trout and salmon fishing in the region's numerous rivers and lochs. Water sports are available on the Solway coast and for golf enthusiasts there are several courses within a short drive of Creetown. The area is also well known to artists and offers scope for work in all mediums. The nearby artists' town of Kirkcudbright attracts a large number of visitors throughout the year to its numerous galleries and shops.

The plots are approximately 63 miles from the M74 motorway network by road and there are railway stations in both Dumfries and Lockerbie. Prestwick Airport with its regular flights to other parts of the UK, Ireland and mainland Europe is about 60 miles distant and Glasgow 91 miles distant. A regular National Express bus service running to Ireland and London – passes through Creetown daily.

DESCRIPTION

The site is an in-fill plot located on the edge of Carlsruith village sitting between two houses on a corner of agricultural field. There are three separate consents for Planning Permissions in principle in place for each of the proposed dwellings all of which with the appropriate design could benefit from the sea views overlooking Wigtown Bay.

SERVICES

Electricity	Mains - immediately adjacent to the site
Water	Mains - immediately adjacent to the site
Heating	There is a possibility of mains gas (located to the south of the plot) Or Alternatively heating by independent means (i.e oil, LPG or renewable energy)
Drainage	Proposed via septic tank

DIRECTIONS

From the A75 turn towards Carlsruith village and in the centre is a turning uphill sign posted that it is a no through road, with the farm sign "Bagbie".

Turn into this road and the site will be found in the field immediately on your left.

POST CODE: DG8 7DU

LOCAL AUTHORITY

Dumfries & Galloway Council.
Carruthers House,
English Street,
Dumfries DG1 2DD
Tel: 01387 260000
Fax: 01387 260225

PLANNING

Planning Permission in Principal reference 14/P/20376 & 77 & 78 was granted on 16th December 2014, each for the erection of a dwelling house on land between Clachan Cottage and Taigh-na-Cree, Carlsruith. The Planning Permission in Principal was granted subject to various conditions. Copies of permission and conditions are available from the Selling Agent.

VIEWING

By appointment with the Selling Agents.

INTERNET WEBSITE AND INTERNATIONAL COVERAGE

This property and other properties offered by CKD Galbraith can be viewed on our website at www.ckdgalbraith.co.uk as well as our affiliated websites www.primelocation.com and www.onthemarket.com; www.rightmove.co.uk; and www.uklandandfarms.co.uk.

CKD Galbraith is proactive on both Facebook (facebook.com/ckdgalbraith) and Twitter (twitter.com/ckdgalbraith). Our dedicated social media officer ensures our pages are updated on a daily basis. Social media marketing is an excellent way of ensuring your property is exposed to a wide national and international audience and journalists are now using twitter to source properties for editorial in newspapers, magazines and websites.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing prospective purchasers are advised to seek their own professional advice.

2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing

within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4 Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5 Offers

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 120 King Street, Castle Douglas DG7 1LU. Tel: 01556 505346

6 Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, way leaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

MORTGAGE FINANCE

CKD Galbraith has an alliance with independent mortgage brokers Springtide Capital Ltd, who through their excellent relationships with lenders and private banks can advise on the most suitable mortgage for your circumstances. For further information, contact Matthew Griffiths who is based in our Edinburgh office on 0131 240 6990.

For further details please visit ckdgalbraith.co.uk and onthemarket.com.

