



# The Courtyard,

Kirroughtree, Newton Stewart, DG8 7BE

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**L' Shaped stone built detached property situated in quiet rural location within the Galloway Forest Park. Former Visitors Centre renovated to provide useful office space. Opportunity for change of use subject to planning. Approximately 0.14ha (0.34acres).**

**EPC Rating C**

**Offers over £150,000**

**Newton Stewart 3 miles    Castle Douglas 29 miles    Dumfries 46 miles**



#### **Situation**

Kirroughtree is located near Newton Stewart in Dumfries and Galloway and forms part of the Galloway Forest Park.

Kirroughtree is one of the world class 7 stanes mountain bike venues. It features a superb variety of green, blue and red graded trails. Galloway Forest Park has also been designated by the International Dark Sky Association as the fourth Dark Sky Park in the world and the first in the UK. It is a popular destination for outdoor recreation including hiking, biking, fishing and camping.

Situated on the banks of the River Cree Newton Stewart is approximately 3 miles distant and offers a wide variety of shops, services and businesses. Other amenities include a health centre, secondary schooling, cinema and a swimming pool/sports centre. There are numerous golf courses in the local area.

#### **Directions**

From Newton Stewart travel southwest on the A75 then take left onto Old Military Road turn left to stay on Old Military Road and keep sharp left. Take a right on Forest Drive (Restricted-usage road). Carry along this road and the property is situated on the right.

What 3 words: stretch evidence emeralds





### **Description**

The Courtyard was formerly the Visitor's Centre and gift shop for Kyrroghtree until 2013 and is situated in a quiet rural location within the Galloway Forest Park. The l-shaped property is a traditional stone building under a pitched slated roof and has been renovated to provide useful office space currently used by a number of organisations.

The accommodation in the main part of the building comprises a good sized kitchen/dining area with log burning stove, two spacious offices, 2 w.c's and disabled toilet. Accessed externally via double doors is an office/classroom which has been floored. Also accessed externally are 2 storage rooms with bare stone walls and floor. One of the rooms has been partially portioned off to form a box room. Currently used for commercial use, opportunity exists to convert to residential subject to gaining the correct permissions. More information could be obtained from the local planning authority. To the front of the property is a good sized gravel area ideal for parking and to the rear of the property is an area down to grass with shrubs.

### **Access**

FLS owns the road from the end of the public road, FLS will keep ownership and grant a servitude right of access, with the new owner to contribute to maintenance.

### **Services**

Mains water supply  
Mains electricity  
Septic Tank Drainage  
Electric heating

### **Mineral Rights**

To the extent they are included within the vendor's title.

### **Local Authority**

Dumfries & Galloway Council Tel: 030 33 33 3000

### **Date of Entry**

By mutual agreement

### **Servitude Rights**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light including restriction on external lighting, support, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not.





## Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

## Closing Date

A closing date for the offers may be fixed. The seller will not be obliged to accept the highest or any offer for the subjects of sale, taking into account best value and reserve the right to withdraw the property from the market at any time.

## Offers

All offers will be assessed on the basis on the best value themes in terms of overall public benefits. To allow assessment of any wider public benefit, interested parties should submit a statement of intent outlying their proposed use of the site and any associated public benefits.

The assessment will take into account whether the proposed use would be likely to improve:

- Economic Development
- Regeneration
- Public Health
- Social Wellbeing
- Environmental Wellbeing
- Inequalities from socio-economic disadvantage
- Any other benefits that might arise

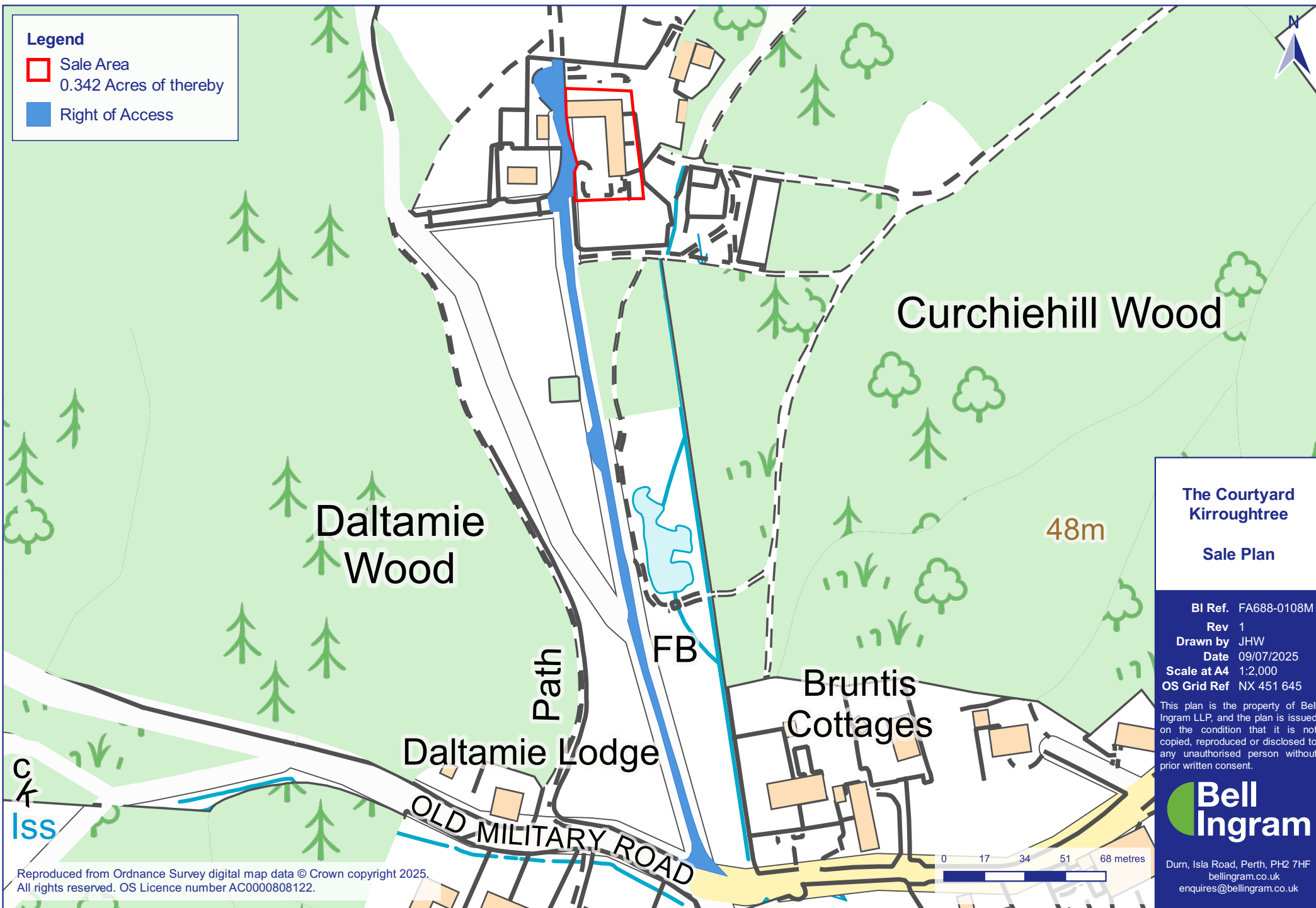
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## Anit-Money Laundering Regulations

Under the 5th Directive of the MoneyLaundering Regulations, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on both clients and successful purchaser. This check will leave a 'soft footprint' on your credit history but will not affect your credit rating.





GROUND FLOOR  
219.2 sq.m (2360 sq.ft) approx.











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