Plots at Rhonehouse

off Threave Road, Castle Douglas, DG7 1SA

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Bell Ingram

An excellent opportunity to acquire a development site with planning approval for the erection of two dwelling houses. Situated on the edge of the picturesque village of Rhonehouse in Dumfries & Galloway, the site extends to approximately 0.65 acres (0.26 ha).

- Rural plot with planning in principle for two dwelling houses:- Ref: 22/1927/PIP and Ref: 22/1926/PIP

- Within close proximity to local services and major road networks

- Quiet, rural location

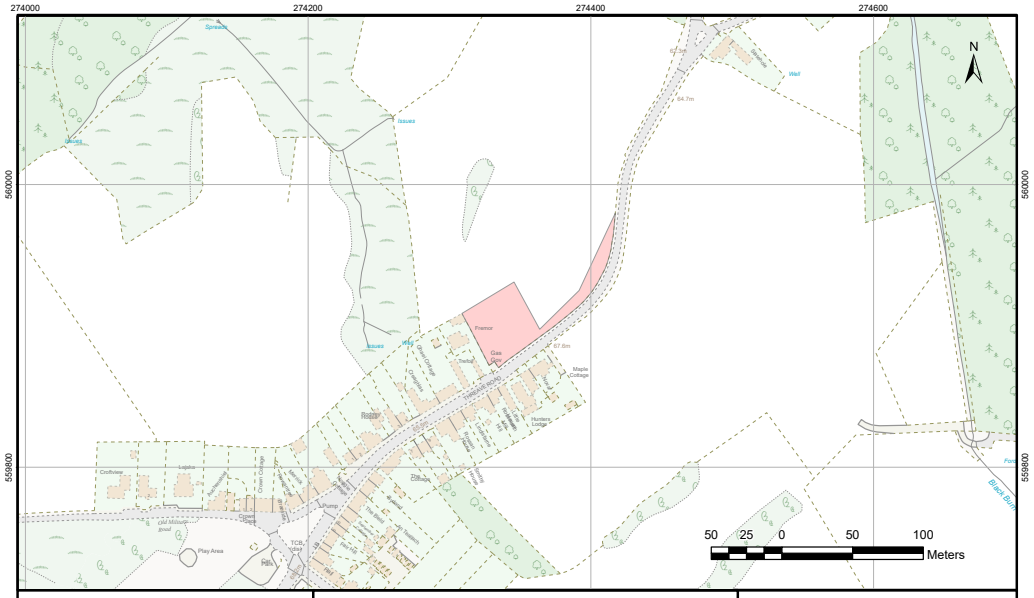
Offers over £100,000

Castle Douglas 2.5 miles Dumfries 21miles

Situation
Local services are conveniently located in the nearby market town of Castle Douglas. It offers all essential services with a range of leisure facilities, a modern health service and Post office. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets. Primary schooling is available at the nearby Village of Gelston with both Primary and Secondary schools available at Castle Douglas.

Directions
Head South East on King Street and take the B736 continue along this road and at the roundabout take the first exit onto the A75. Turn left and continue onto Old Military Road /Threave Road and the plot is situated on the right hand side.

What three words:
circle.unite.bets



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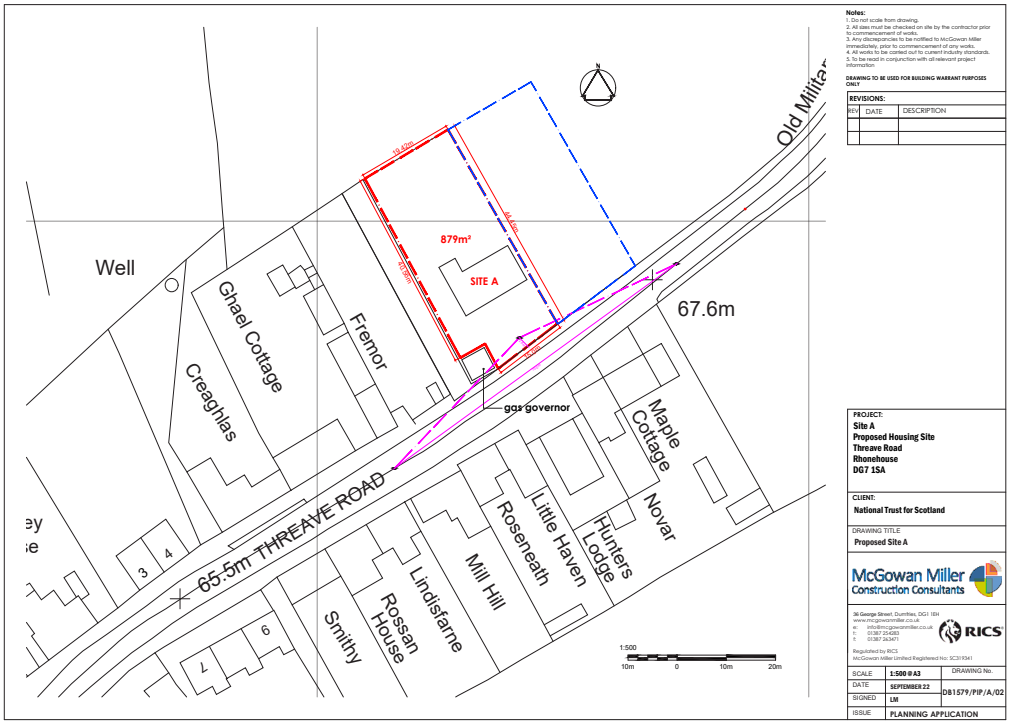
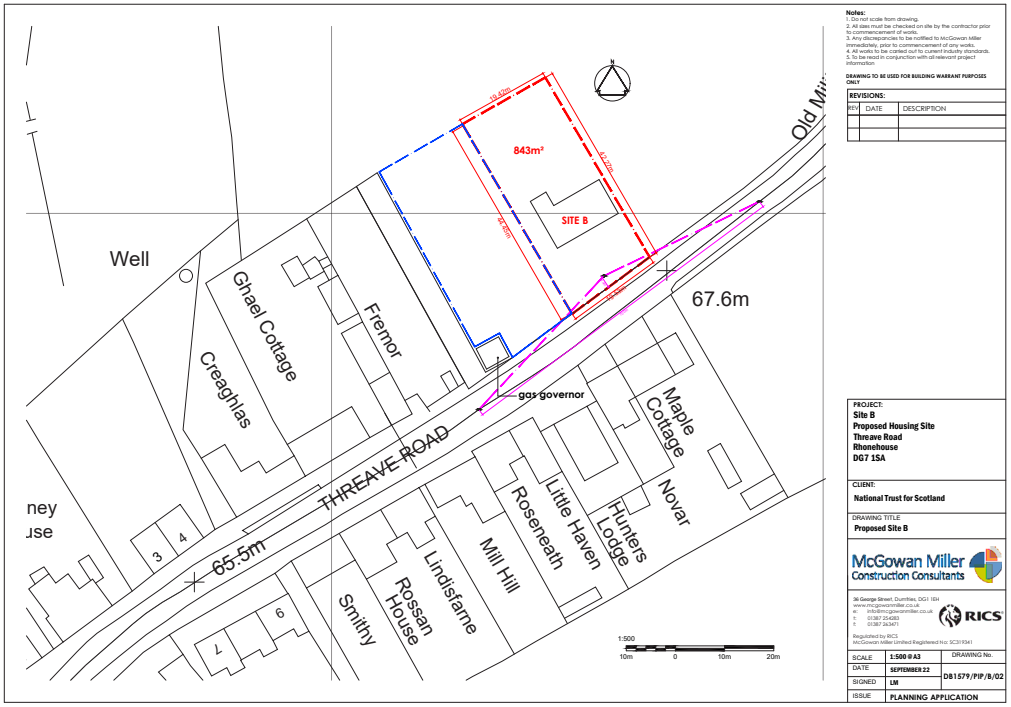
Date: 28/09/2022
Scale: 1: 2,500 at A4

Rhonehouse Plots -- Threave

NTS Property

NATIONAL TRUST for SCOTLAND





Description
Development site on the eastern edge of the picturesque village of Rhonehouse within the popular Stewartry area with planning in principle for two dwelling houses. Details can be viewed on the Dumfries and Galloway planning site:- Ref: 22/1927/PIP and Ref: 22/1926/PIP.

The development site extends to approximately 0.65 acres (0.26 ha) and presents the opportunity to create two family homes within the countryside. For the avoidance of doubt, the development site is being sold in its entirety and will not be spilt.

Conservation Agreement
The property will be protected by a title condition in favour of the National Trust for Scotland. This Conservation Agreement will require the National Trust for Scotland's approval on the final designs for the development of the plot.

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

Local Authority
Dumfries & Galloway Council, Council Offices, English Street, Dumfries, DG1 2DD Tel: 030 33 33 3000

Date of Entry
By mutual agreement

Servitude Rights
The plot 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.

Viewing Arrangement
Viewing is strictly by appointment with the selling agents. Please contact the Ayr office on 01292 886544 to arrange a suitable time. Please do not enter the field when viewing.

Important Notice:
Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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 and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

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