



BUILDING PLOT & LAND AT CHALLOCH, ALLANDOO

Leswalt, Stranraer DG9 0LT



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**

Location Plan



BUILDING PLOT & LAND AT CHALLOCH, ALLANDOO

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Leswalt 2 miles, Stranraer 3 miles, Cairnryan Ferry Port 9 miles (to Belfast 2 hours), Glasgow 90 miles, Dumfries 75 miles

A RURAL PLOT FOR DEVELOPMENT SET WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY ON THE NORTH RHINS PENINSULAR

- **A LARGE BUILDING PLOT IN THE COUNTRYSIDE**
- **OPPORTUNITY TO DEVELOP A SMALL-HOLDING OR EQUESTRIAN PROPERTY**
- **STUNNING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE**
- **ABOUT 3 ACRES OF GRAZING LAND**
- **WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS**

IN ALL ABOUT 3.59 ACRES (1.45 HA)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Iain McDonald
GGB Law
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

The plot at Challoch, Allandoo is situated just over 3 miles from the harbour town of Stranraer which is located on the western coastal region of Dumfries & Galloway. The property has open views in all directions and offers wonderful, peaceful seclusion whilst being only 10 minutes from Stranraer, the main A75 euro route and the A77 to Ayr and Glasgow.

The plot was purchased with full planning permission in 2007 by the current owners who commenced works by putting in the access road in complying with the approved plans thus keeping the original planning permissions viable. Potential purchasers are advised to contact **Dumfries & Galloway Council** www.dumgal.gov.uk/planning (Planning Ref: 06/P/1/0200).

The property extends in total to about 3.59 acres including the access road and would lend itself to and indeed have great potential for any small scale agricultural or equestrian purposes. Included in the sale is a secure lorry body on site which will make a very useful temporary store for building materials and equipment.

Local services can be found within the nearby village of Leswalt, including a general store, primary school, and a church. The main town of Stranraer, 3 miles to the south of the property, offers a wide range of professional services and retail outlets. The town boasts two major supermarkets, a retail park, ice rink, sports centre, marina, a modern medical centre/community hospital and a railway station. Secondary education is also located on the outskirts of Stranraer with the school having recently been refurbished.

This area of Southwest Scotland is noted for its spectacular unspoilt coastline, which provides a vast range of opportunities for the outdoor enthusiast including wonderful walks with the start of the Southern Upland Way, game, coarse and sea fishing as well as shooting, and cycling. The marina and sheltered sea loch gives easy access to the west coast of Scotland, the area is also a wonderful sailors' playground. There are numerous beaches and sandy coves within a short distance of the property and the area boasts numerous golf courses. For nature lovers there is an abundance of wildlife to enjoy.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The A77 provides easy access to Glasgow, Edinburgh and the North. The railway station also provides links to Ayr, Glasgow and Edinburgh. The ferry links to Northern Ireland run from Cairnryan and the international airports of Prestwick and Glasgow are within a 1¼ hours drive from the property.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for the plot at Challoch (Allandoo) are sought **in excess of: £150,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Iain McDonald at GGB LAW** for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.



DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property

Particulars Prepared July 2021

Sale Plan



