



## DEVELOPMENT SITE AT RINGFORD

Ringford, Castle Douglas, DG7 2AL

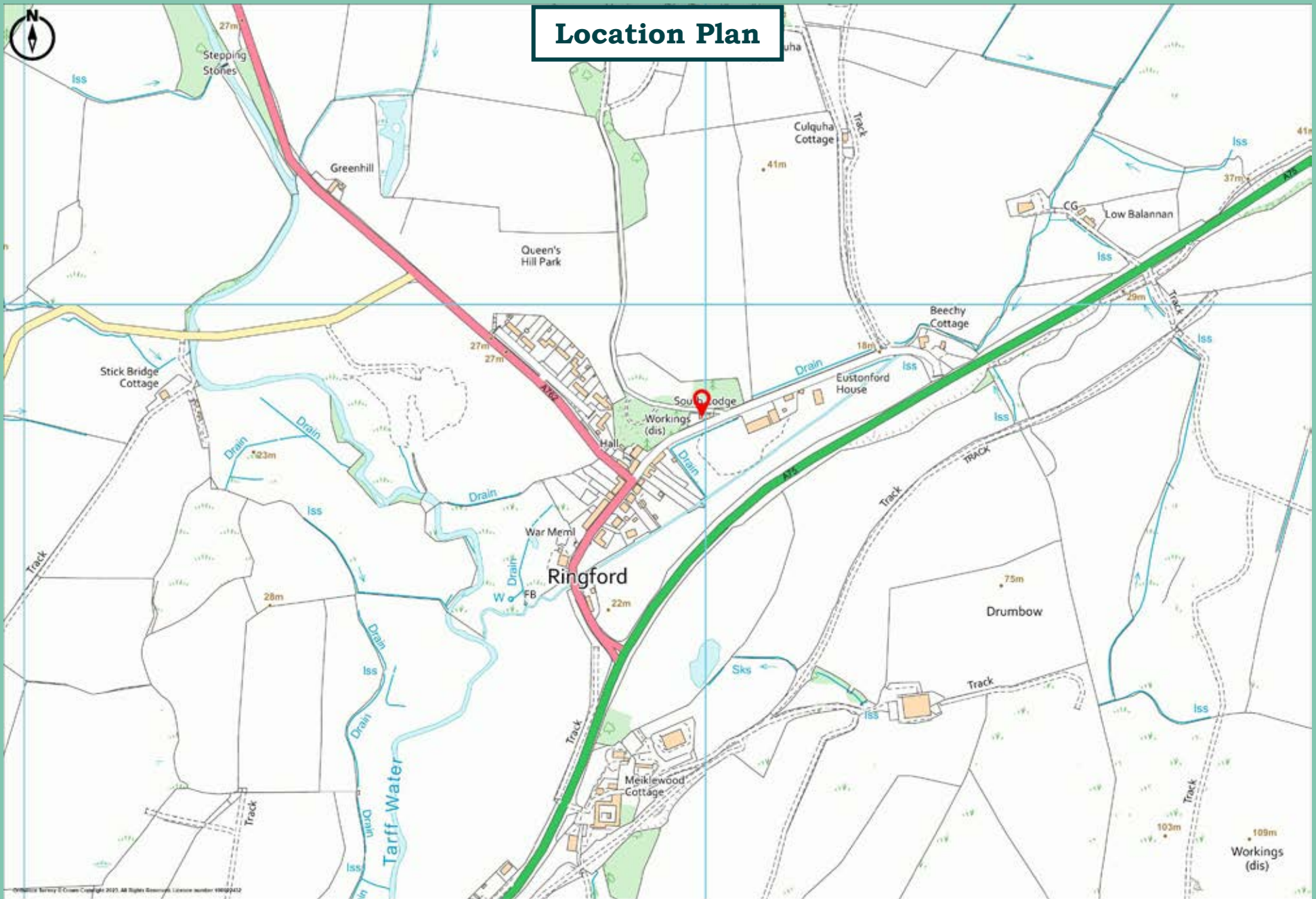


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



## Location Plan



# DEVELOPMENT SITE AT RINGFORD

**Ringford, Castle Douglas, DG7 2AL**

**Kirkcudbright 4.5 miles, Castle Douglas 6 miles, Dumfries 23 miles, Carlisle 58.**

## DEVELOPMENT SITE SITUATED WITHIN THE RURAL VILLAGE OF RINGFORD WITH PRE-PLANNING APPROVAL FOR THE ERECTION OF THREE DWELLINGHOUSES

- RURAL PLOT WITH PRE-PLANNING APPROVAL FOR THREE DWELLINGHOUSES: REF: 22/0329/HLE
- QUIET VILLAGE LOCATION WITHIN THE SOUGHT AFTER STEWARTRY AREA
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS
- IN ALL ABOUT 1.48 ACRES (0.60 HECTARES)

### VENDORS SOLICITORS

Mr Grierson Dunlop  
Turcan Connell  
1 Earl Grey Street  
Princes Exchange  
Edinburgh  
EH3 9EE  
Tel: 0131 228 8111



### SOLE SELLING AGENTS

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

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)









## INTRODUCTION

The development site at Ringford is located just on the periphery of the village. The site has recently benefitted from preplanning approval for three dwellinghouses and has in the past benefitted from full planning permission, which has now lapsed. The preplanning approval can be downloaded from our website.

The development site amounts to about 1.48 acres (0.60 hectares) and presents a fantastic opportunity for the creation of homes which offer the type of lifestyle which many are seeking at this time. **For the avoidance of doubt, the development site is being sold in its entirety and will not be spilt.**

The nearest essential facilities are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded.

Communications to the area are good with the M74 providing access to the north to Glasgow and south to Carlisle and the M6. The ferry links to Northern Ireland run from Cairnryan in the west of Galloway. The international airports of Prestwick, Glasgow and Edinburgh are within a two-hour drive of the property. Dumfries railway station provides regular rail links, both north and south.

## 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 as a whole.

## GUIDE PRICE

Offers for the development site at Ringford are sought **in excess of: £180,000**

## 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](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://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: **Mr Grierson Dunlop, Turcan Connell**, for a definitive list of burdens subject to which the property is sold.

## ENTRY & VACANT POSSESSION

Immediately upon completion.

## 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.







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

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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 March 2025*

