

DEVELOPMENT SITE AT SANDHEAD

Land Nr Altain, Sandhead, Stranraer, DG9 9JS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

NOT TO SCALE
Plan for indicative purposes only

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Stranraer 8 miles, Newton Stewart 24 miles, Dumfries 71 miles, Carlisle 105 miles

A SUPERB OPPORTUNITY TO PURCHASE A RARELY AVAILABLE DEVELOPMENT SITE WITH FULL PLANNING PERMISSION FOR A BESPOKE DWELLINGHOUSE LOCATED IN A FABULOUS COASTAL LOCATION OF THE PRETTY VILLAGE OF SANDHEAD

- FULL PLANNING PERMISSION FOR A BESPOKE FOUR BEDROOM DWELLINGHOUSE
- WITHIN WALKING DISTANCE TO THE BEAUTIFUL WHITE SANDY BEACH AT SANDHEAD
- NO IMMEDIATE NEIGHBOURS
- PLANNING REF: 24/0104/FUL
- WITHIN AN EASY DRIVE TO MAJOR COMMUTING NETWORKS

VENDORS SOLICITORS

Kenneth Paterson
Rankin & Aitken
4-6 South Strand Street Stranraer
DG9 7JW
Tel: 017767 02336



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453

Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

This rarely available coastal development site is situated just on the periphery of the popular tourist village of Sandhead. Sandhead is set on the Rhins of Galloway peninsula, which remains an unspoilt paradise for locals and visitors on the lookout for peace and tranquillity and is home to the Mull of Galloway, Scotland's most southerly point. Sandhead offers a beautiful stretch of unspoilt sandy beach, a shop and an award-winning restaurant, The Tigh Na Mara. The area also boasts Scotland's most exotic garden, Logan Botanic, only a short drive away from the site. There are four other gardens locally, formal and informal, where the plants and shrubs thrive due to the milder climate of the Gulf Stream.

Planning permission is approved for a bespoke, architect designed four-bedroom two storey house incorporating a kitchen / diner, casual living area, sitting room, four double bedrooms, two bathrooms, utility room, office and a detached double garage. The proposed dwelling house is to be built to the most modern standards with keen focus on providing low cost, environmentally friendly materials supplemented with low or zero generating technology in relation to energy use. The heating and hot water is to be provided via air sourced heat pump with the electricity required to run the heat pump generated by on site technology through the use of on roof high efficiency solar panels. The whole site amounts to about 1.877 acres. **The full planning permission and drawings can be found on Dumfries & Galloway's planning portal using the ref: 24/0104/FUL.** Situated on the site is an Atcost agricultural building with brick-built walls which as part of the planning is to be demolished.

Local services by way of primary schooling, village shops, hotels, restaurants, etc. are available at Sandhead Village with the regional centre of Stranraer is located about 8 miles north of the site and offers all the essential services and a comprehensive range of leisure facilities to include Secondary Schooling, supermarkets, a retail park, ice rink, sports centre and a modern medical centre.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within a 3 mile radius of the property and the area boasts numerous golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan and the international airports of Prestwick and Glasgow are within an easy 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 as a whole.

GUIDE PRICE

Offers for the development site are sought **in excess of £150,000.**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

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, **Kenneth Paterson, Rankin & Aitken**, for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

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 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



