



DAMKNOWE DEVELOPMENT SITE

Drummore, Stranraer, DG9 9HG



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

DAMKNOWE DEVELOPMENT SITE

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Drummore 4 miles, Sandhead 10 miles, Stranraer 20 miles, Newton Stewart 34 miles, Dumfries 81 miles, Carlisle 115 miles

**REDUNDANT FARMHOUSE & A RANGE OF TRADITIONAL BARNs & BYRES WITH PLANNING PERMISSION
SET ON A STUNNING ELEVATED SITE WITH FAR REACHING VIEWS OVER THE IRISH SEA AND THE
SURROUNDING COUNTRYSIDE**

- SUPERB COASTAL DEVELOPMENT SITE (PLANNING REF: 23/2272/FUL)
- BEAUTIFUL RURAL LOCATION OVERLOOKING THE IRISH SEA
- WITHIN CLOSE PROXIMITY TO THE RUGGED COASTLINE, SANDY BEACHES AND COVES
- GENEROUS PLOT
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Frazer Coogans Solicitors
46 Dalblair Rd
Ayr,
KA7 1UQ
Tel: 01292 280499



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

Damknowe is a rarely available development site set on Scotland's most southerly point near the Mull of Galloway. The coastline is a short distance away with clifftop walks and countryside pursuits available straight from the site. There are sandy beaches, shingle, and rocky coves to explore along with a plethora of native wildlife which can be enjoyed on a daily basis.

The proposed dwelling at Damknowe is to be single storey with traditional gable widths and finishes to allow the house to relate well to scale, density, massing, character and appearance. Vehicle access is to be via an existing established track leading from the existing public road, the track has recently benefited from repairs with graded hardcore. The house is to be designed and constructed to create a low carbon dwelling with renewable energy sources from ground mounted solar panels and a wind turbine to serve a dedicated battery store within the "Tech Room", further renewables are proposed from the roof mounted solar thermal collectors generating domestic hot water for house. It is proposed to extend the existing curtilage, only to allow for the siting of the ground mounted solar array and erection of the modest domestic wind turbine. The existing traditional stone outbuildings are to remain and to be utilized for general storage or for a small number of farm animals.

Any interested parties should make enquiries with regard to the planning with Dumfries and Galloway Council's Planning Department using the reference: 23/2272/FUL – www.dumgal.gov.uk/planning

ABOUT THE AREA

Slockmill is surrounded by a stunning backdrop of spectacular Scottish scenery. Only a short distance from the property, The Mull of Galloway seascapes are as dramatic as they are beautiful. Surrounded by stunning landscapes, historical sites, nature reserve, visitor attractions and beautiful gardens warmed by the Gulf Stream.

The area is very popular with walkers with the new Rhins Coastal Path passing through the farm. The climbing routes at Crammag Head (500m from Slockmill), are detailed in a local book by John Biggar. There are many coastal villages to explore in the area. Drummole and Port Logan are traditional fishing villages with beautiful beaches and quaint harbours. Sandhead has a wonderful beach and an award-winning hotel and restaurant, TheTigh Na Mara. Portpatrick close by has a lovely harbour, some arts and crafts outlets and good restaurants. The town of Stranraer is 20 miles distant and offers shops, restaurants, and pubs. Sea fishing is available from Port Logan, and horse-riding opportunities at Trevally, just 6 miles away. For the historians, the local hill has archaeological merit with an old hill fort on top, approximately 1.5 hour circular walk from Slockmill. The

areas dark skies present a wonderful opportunity for the astronomer. Day trips to Ireland can be taken from Cairnryan ferry terminal near Stranraer.

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 near Stranraer with the closest international airports of Prestwick and Glasgow being easily accessible.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.
What3words: fearfully.pounding.effort

METHOD OF SALE

The property is offered for sale by private treaty **as a whole.**

GUIDE PRICE

Offers for Damknowe development site are sought **in excess of: £100,000**

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

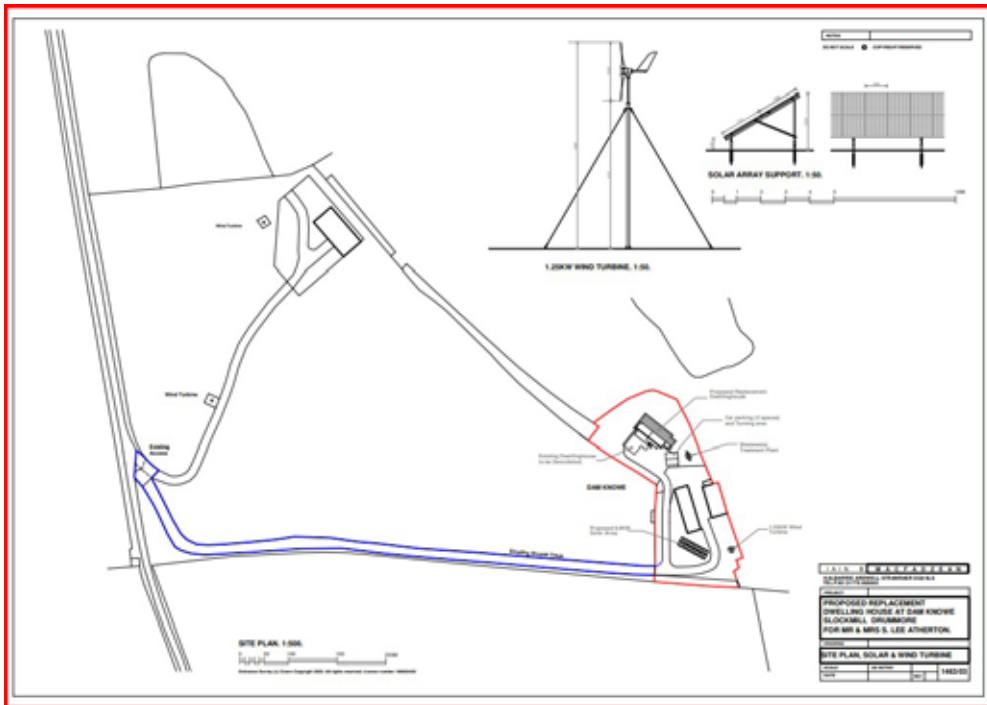
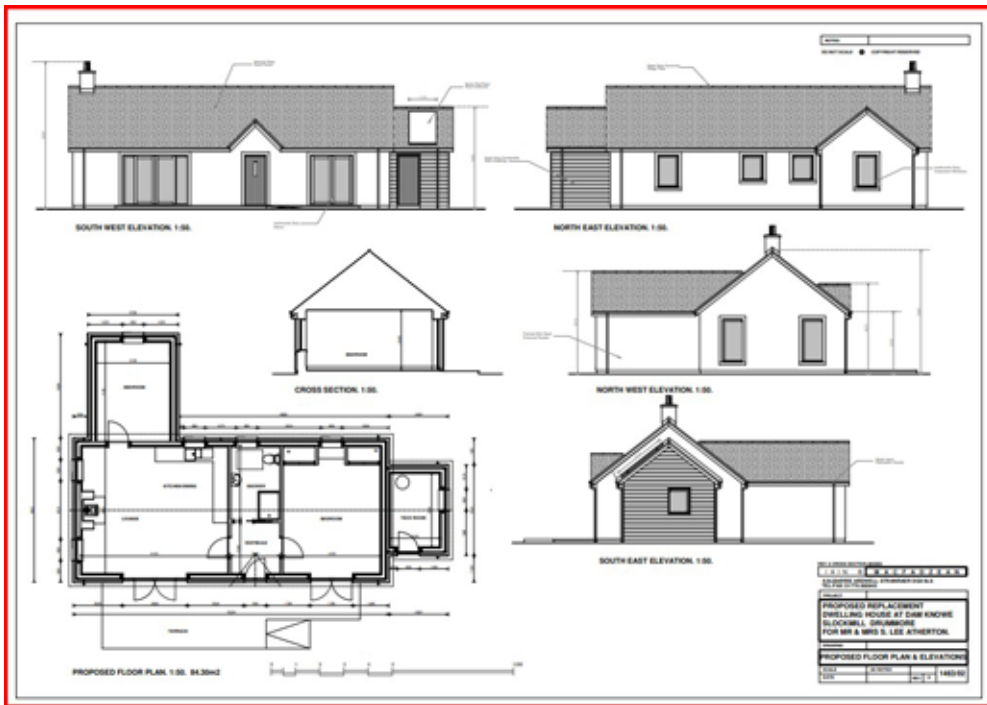


PARTICULARS OF SALE

DAMKNOWE DEVELOPMENT SITE

The existing ruinous dwelling house is planned to be demolished and replaced with single storey dwelling with a low carbon footprint utilising renewable energy sources from solar panels and a wind turbine, as described in the introduction. It should be noted that there are some services within close proximity. With regard to water supply, we are informed that there was a well onsite at some point in the past but any interested party would need to satisfy themselves as to suitability, although given new borehole technology this may be an option to be explored.





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). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Frazer Coogans Solicitors** 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, 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 May 2025

