



RESIDENTIAL DEVELOPMENT SITE

11 Main Street, Auchencairn, DG7 1QU



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

This map provides a comprehensive overview of the Maryport region. Key features include:

- Geography:** The River Urr flows through the center, with several lochs (Laurieston, Glengap, Dalbeattie) and forests (Laurieston, Glengap, Dalbeattie) labeled.
- Towns and Villages:** Major locations include Maryport, Dalbeattie, Kirkcudbright, and Auchencairn. Other smaller settlements like Ringford, Gelston, and Balmac are also marked.
- Infrastructure:** The map shows a network of roads, including the A711, A713, A745, and A755. It also indicates the locations of several bridges and a power station.
- Coastal Features:** The map shows the coastline with various points, bays, and islands. Notable features include Mersehead Sands, Balmac Bay, and the Robin Hood Wind Farm.
- Legend and Scale:** A legend in the bottom right corner identifies symbols for towns, villages, forests, and other geographical features. A scale bar in the bottom left corner indicates distances in miles and kilometers.

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Dalbeattie 7.5 miles, Castle Douglas 8 miles, Dumfries 21 miles, Carlisle 59 miles, Glasgow 98 miles

AGENEROUSBUILDINGPLOTWITHPLANNINGPERMISSIONINPRINCIPLEFORADWELLINGHOUSE SET IN THE HEART OF THE COASTAL VILLAGE OF AUCHENCAIRN

- CENTRALLY LOCATED WITH PLANNING IN PRINCIPLE FOR A DETACHED DWELLINGHOUSE
- PLANNING REFERENCE: 25/0564/PIP
- LOCAL WALKS, SANDY BEACHES AND COVES WITHIN CLOSE PROXIMITY
- WITHIN EASY COMMUTING DISTANCE TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

The Chamber Practice
30 Whitehall Street
Dundee
DD1 4AF
01382 203000



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 residential development site situated in the pretty village of Auchencairn. The site has planning permission in principle for the erection of a detached dwellinghouse with driveway and garden grounds. The site offers the perfect package for those seeking a semi-rural lifestyle. **This application is for PPIP and the detailed house design would be provided as part of a future application.**

Auchencairn is a small picturesque village on the coast road from Dalbeattie to Kirkcudbright. The village is mainly of whitewashed stone cottages close to the head of Auchencairn Bay. It dates from the early 17th century and once gained notoriety for smuggling. Those days are long gone and Auchencairn remains a pretty place in a quiet setting, just under eight miles from Dalbeattie on the A711. A feature of the village is the community run village shop / cafe where a variety of goods can be purchased along with the wonderful home cooked food made from local produce.

The surrounding landscape is among the most picturesque in the lower Urr Valley and is typical of the Dumfries and Galloway region, with its dramatic coastline, sandy beaches, and rolling countryside. The area supports a wide range of outdoor pursuits including walking, hill and woodland trails, shooting, fishing, sailing, kayaking, and mountain biking. The region boasts numerous golf courses catering to all skill levels.

A further range of local services can be found in the nearby town of Dalbeattie, just a short drive from Auchencairn. Dalbeattie offers an excellent selection of independent shops, cafés, and restaurants, and is home to the Dalbeattie Learning Campus, providing education from early years through to secondary level. The town is also known for its 7stanes mountain biking centre, attracting enthusiasts from across the region. Additional amenities including supermarkets, a medical centre, dental services, and leisure facilities can be found in Castle Douglas, known locally as 'The Food Town', which also boasts a wide selection of local produce. While Dumfries, is also within easy reach and offers a further range of services including large supermarkets, retail parks, a modern district hospital (DGRI), and a campus of the University of the West of Scotland.

Communications to the area are excellent, with the property lying within close proximity to the A75, offering efficient road links to the M6 and M74. Ferry services to Northern Ireland operate from Cairnryan, approximately 63 miles away, while international travel is facilitated by nearby Prestwick and Glasgow airports. Mainline railway services are available at both Dumfries and Lockerbie, providing regular connections to Glasgow, Edinburgh, and London.



METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for the development site at Auchencairn are sought **in excess of £75,000**

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

The building plot is nestled between traditional buildings with planning in principle for a detached house with off-road parking and garden grounds which are bound to the rear by the Urr Water.

The development would form an infill to the present gap in the streetscape and will restore and unify the streetscape of Main Street. It is envisaged that this will aid and benefit the character and traditional appearance of this established streetscape. Traditional appearances are anticipated of slate roofs and whitewashed walls with a scale and proportion to match the buildings either side of the site.

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' solicitors, The Chamber Practice for a definitive list of burdens subject to which the property is sold.



APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

HOME REPORT

The home report can be downloaded from our website: www.threaverural.co.uk

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

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 November 2025



