

Residential Development Opportunity For Sale

Land at Rowanburn, Nr Canonbie,
Dumfriesshire
DG14 0RF

Edwin
Thompson



- Brownfield land extending to 0.48 hectares (1.18 acres)
- Planning implemented for up to 18 dwellings
- Offers invited for the heritable freehold interest



Ref: R1147

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LOCATION

The subject development land occupies a prominent position on the northern side of the B6357, the main road running through Rowanburn, approximately 1.5 miles to the north east of Canonbie, Dumfriesshire and on the southern Borders of Scotland.

Rowanburn is an attractive and historic hamlet in Eskdale and lies around 6 miles south east of Langholm and 6 miles north of Longtown. The area is predominantly rural although readily accessible to the A7 which is less than 2 miles to the west and provides access to Junction 44 of the M6, circa 12 miles away.

Canonbie is the nearest village with a population of 319 (2011 Census) and offers local services including a post office/convenience store within a public house, a public hall and recreation ground, primary school and a church. Canonbie is also on two public bus routes, the X95 which travels from Edinburgh to Carlisle and the A127 from Newcastleton to Carlisle.

Carlisle is the nearest city around 15 miles from Rowanburn and is situated close to the Scottish/English Border with a population of 75,306 and a wider population of 107,524 (2011 Census). It is the main administrative and retail centre for Cumbria and benefits from good access to the M6 as well as having a station on the main West Coast Virgin Glasgow to London Euston rail line.

The subject land is easily accessed, taking the B6357 which connects directly to the A7 crossing the River Esk and travelling in a north eastern direction into the centre of Rowanburn. The location is shown on the attached plan.

THE OPPORTUNITY

The subject site comprises approximately 0.48 hectares (1.18 acres) of Brownfield land which is contained in two separate titles and benefits from two detailed planning permissions.

The northern parcel of land comprises the former Rowanburn shop and garden centre which has now been demolished and is subject to a detailed planning permission (Dumfriesshire Council Planning Reference 04/P/4/0246) for the development of three dwellings, one with an integral garage. It is understood that a building warrant was obtained on 28 February 2007 as well as approval for non-material variations to the planning consent.

The proposed scheme has a detached four bedroom dwellings together with integral garage and gardens as well as 2 No. three bedroom semi-detached dwellings with associated gardens and car parking.

To the south west, a larger adjoining scheme benefits from detailed planning permission for the development of up to 15 detached and semi-detached dwellings (Dumfriesshire Council Planning Reference 03/P/4/0213). The scheme which will form an attractive and self-contained development with a range of three and four bedroom dwellings, associated gardens, car parking and a number of the properties will benefit from a rural outlook.

Proposed scheme plans and further site information is available on request.

SITE CONDITIONS

A previous detailed Site Investigation has been undertaken and will be made available to prospective purchasers. The developer will be responsible for any necessary assessment of ground conditions and will need to satisfy themselves that development can take place safely.

SERVICES

It is understood that mains services are available on or adjacent to the site which fronts the main road running through Rowanburn and prospective purchaser will need to satisfy themselves as to the suitability of the services – further information is available on application.

PROPOSAL

Offers are invited for our Client's heritable freehold interest and proposals will be considered for the sale of both schemes separately or as a whole.

Please note that our Client is not obliged to accept the highest or any offer without prejudice and subject to contract.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL & PROFESSIONAL COSTS

Each party to bear their own legal and professional costs in the preparation and settlement of the sale documentation together with any VAT thereon.

VIEWING

The site is available to view directly from the B6357. Further information is available from the Carlisle Office of Edwin Thompson LLP, Contact:

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