



Plot 1 North Carse

Caresthorn, Dumfries, DG2 8EN

Excellent residential serviced building plot for sale with full detailed Planning Permission and Building Warrant on the edge of the popular seaside village of Carsethorn, Dumfries.



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

This plot is within close proximity of an excellent stretch of the south west coastline from Carsethorn to Southerness to Sandyhills. Local amenities include Southerness Golf Course, Kirkbean Primary School and Village Hall, and The Steamboat Pub Inn in Carsethorn. More wide amenities are available in Dumfries to the east and Dalbeattie to the west. The plot itself has excellent open views to open countryside, Criffel Hill and across the Solway Firth towards the English hills and Lake District. The village is well serviced by regular buses to and from the surrounding area and the plot offers an excellent opportunity to build a home in this attractive coastal location. Full detailed Planning Permission is for a four-bedroom one and a half storey detached dwelling with integral garage. The approximate site of the build plot is 24 metres x 24 metres. The plot can be viewed at any time without an appointment but viewers are asked to register their interest with the selling agent. Viewing is highly recommended.

PLANNING REFERENCES

Planning permission: Ref: 07/P/3/0370 – 3rd October 2007

Building warrant: Ref: 19/0764 – dated 26th July 2019 – valid for 3 years

Alternative plans are available from the Seller on request but would be subject to Local Authority consent.

SERVICES

The agents assume that connection to the subjects are within close proximity to the site. Connected services would be by mains water, mains electricity and septic drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

GENERAL ENQUIRIES, VIEWING & OFFERS

Viewing is unattended. The plot can be viewed at any time on site but please register your interest through the Selling Agent.

General enquiries regarding this property should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: HMS/LM/LEEDA02-04



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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

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GATEHOUSE OFFICE: (Tuesdays only), 32 High Street, Gatehouse DG7 2HP Tel: (01557) 814293

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. SO303783.

Registered Office: 13 St Mary Street, Kirkcudbright, DG6 4AA

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.