



Plot 2 Castle Loch, Annan Road, Lochmaben, DG11 1JZ

Offers Over £375,000

**CD** Rural

## Plot 2 Castle Loch, Annan Road, Lockerbie, DG11 1JZ

- Three bedroom detached bungalow
- New build home
- Finished to a very high standard
- Open plan/kitchen/family dining area
- Master bedroom with en-suite
- Modern air source heat pump and integrated solar panels
- Off road parking and gardens
- Single garage with electric door
- Situated in the lovely town of Lochmaben
- Exceptional views of the Loch

Three bedroom, detached new build bungalow which is to be developed to an incredibly high standard, benefiting from air source heat pump central heating, solar panels, high quality fixtures and fittings, off-street parking and single garage.

**Council Tax band:** TBD

**Tenure:** The Heritable (Scottish equivalent of Freehold) title

**EPC Rating:** N/A

**CD Rural**





An excellent opportunity to acquire a new build three bedroom detached bungalow, built to an impressive specification with the highest quality fixtures and fittings throughout. The development will consist of four detached bungalows with single garage, generous gardens and outstanding views of Castle Loch.

These exceptional detached properties have been finished to an exemplary level. The ground floor is finished with a superb engineered oak flooring throughout the living spaces and carpet to the bedrooms. They bungalows benefit from both advanced air source heat pump and solar for the latest in sustainable living.

### **The Accommodation**

The front entrance welcomes a spacious porch with inner door leading a bright and spacious central hallway. The living room is the perfect room for entertaining, with a large window to the front elevation and woodburning stove set within a brick fireplace.

Continuing through, the hallway connects to a bright and spacious open-plan kitchen/diner. The kitchen is fitted with modern kitchen cabinets, finished with a white quartz stone worktop and integrated appliances. Patio doors connect seamlessly to the private rear garden, bringing the outdoors in and creating an ideal space for gatherings in all seasons.

A practical utility room sits just off the kitchen, with direct access to outside, helping to keep everyday living simple and organised.



Perfect for modern family living but with the extra, separate spaces expected for a family home of this calibre. The properties have three generous bedrooms. The master suite is impressive with a stylish ensuite. All the bathrooms are fully tiled in luxury ceramic and porcelain.

Externally there is a generous and private rear garden, landscaped and finished with quality paths and patio. To the front, landscaped gardens and a neat driveway enhance the home's kerb appeal. There is off-street parking available and access to a single garage with electric doors.

### **About The Developer**

The builders of this exclusive development are KLLC Contracts who are a family run company and have been delivering quality homes for over 3 decades. Based in Ireland, they have completed upwards in 500 bespoke homes across multiple developments through Ireland and the UK, each one carefully finished with the personality of the homeowner in mind. Their longevity in the industry can be accredited to the relationships they form with their buyers in helping them along the journey of delivering their forever homes.

### **Location Summary**

The building plot is located on the Lochmaben to Annan Road, and is approximately eight miles from Dumfries and five miles from Lockerbie. There are a range of shops and amenities in Lochmaben including a primary school, medical practice, dentist, sailing club, public houses and an 18 hole golf course. A wider range of shops and services are available in nearby Lockerbie and Dumfries. Communications to the area are excellent with train stations at Dumfries, Carlisle and Lockerbie, the latter having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr). The M74 motorway network is available at Lockerbie, and Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes' drive and Edinburgh, about 90 minutes.

### **What 3 words**

///bulldozer.travels.jeering











PROPOSED PLANTING

Latin name (common name)	Form	Age	DBH (cm)	Height (m)	Root or pot size(s)	% of mix	Planting density
Scots pine (Pine)	Standard	1X	6-8	1.25-1.50	Bare root	As shown	As shown
Fagus sylvatica (Beech)	Standard	2X	6-10	250-300	Bare root	As shown	As shown

HEDGING

Latin name (common name)	Age	DBH (cm)	Height (m)	Root or pot size(s)	% of mix	Planting density	No.
Fagus sylvatica (Beech)	1+1: Transplant	-	40 x 60	BR	As shown	5/33 m	As shown

PROPOSED MAINTENANCE REGIME

Year 1 establishment (planting year)

- Plan to site work, erect protective fencing to protect existing vegetation and root zones.
- Carry out planting between November and March.
- Plant trees in prepared pits backfilled with topsoil, fertilizer and soil conditioner, in accordance with manufacturer's recommendations.
- Support and protect trees with double stakes.
- Protect hedgerows from cattle with stock proof fence.
- Soil grass seed or lay turf on prepared bed during correct climatic conditions, and mow as necessary to achieve thick sward no higher 75.

Years 1 - 5, each year (maintenance)

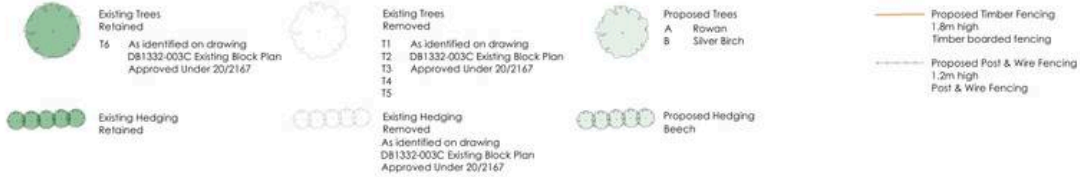
- Keep grass short around bases of trees with mowing, herbicide and / or mulch mat, as appropriate.
- Inspect tree ties, stakes and shrouds / guards, loosen and remove as necessary with all being removed by year 5.
- Prune and lay hedgerows as necessary once a year to develop dense, evenly shaped hedgerows.
- Replace any trees or shrubs which are dead or falling to thrive in the winter of each year.
- Mow grass areas as required to ensure sward does not exceed 50mm.
- Water trees, hedgerows, hedges and shrubs if drought conditions occur.
- Inspect and maintain stock proof fencing.
- Replace any trees and shrubs which are dead or falling to thrive in the winter of each year.

Ongoing maintenance operations (beyond 5 years)

- grass: keep grass short around bases of trees with regular mowing
- hedgerows: regular trimming to ensure dense, neat shape, laying as required
- trees: prune as necessary to maintain good shape and to avoid disease, overcrowding, or low canopies
- Other: this is necessary as trees mature, and to ensure good conditions for slow growing and longer lasting specimens which will form a long term backdrop for development, and setting for wider built up environment.



KEY TO PLANTING

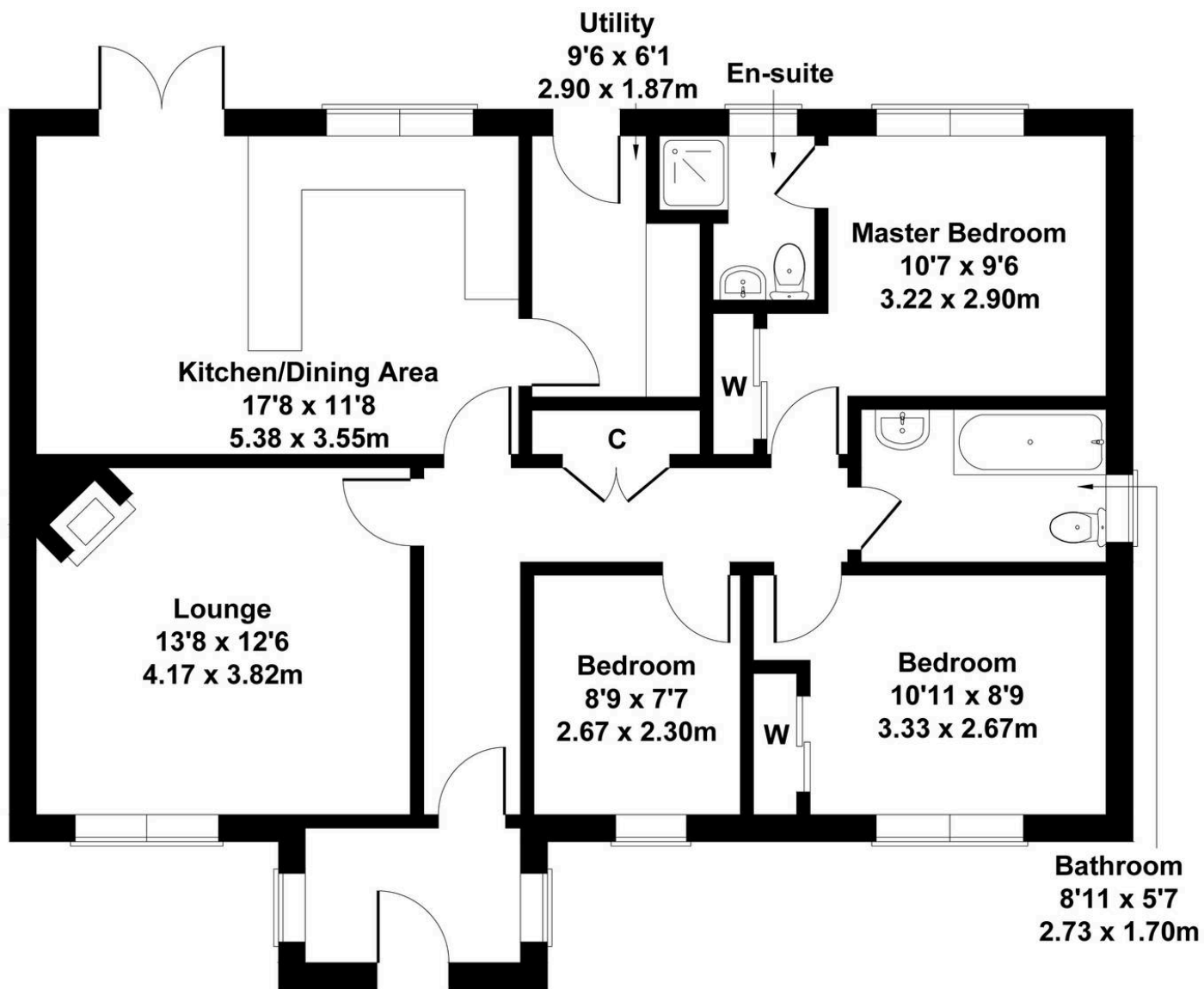


A July 24 Drawing updated to include Storage, GC  
 Revisions: 1 Dec 23 Drawing set up ahead of Application to Discharge Conditions, GC  
 Client: KLLC Contracts Ltd,  
 Project: Section of 4no. Dwellingshouses & Associated Access(es)  
 Land Adjacent to Annan Road  
 Lochmaben  
 DG11 1JE  
 Drawing: Landscaping Plan  
 As Proposed  
 Drawing No.: 2420 - S1 Rev.A  
 Scale: 1:200 @ A1 Drawn: --/GC Date: Dec 2023

Do not scale from this drawing. Drawing to be used in conjunction with all other relevant drawings and information from all other consultants, and the documents described elsewhere in this drawing and any to be referred to by this drawing. All rights reserved. This drawing is a copyright of Lochmaben District Association Limited. No part of this drawing may be reproduced without the prior written permission of Lochmaben District Association Limited.

# Plot 2, Bungalow at Castle Loch

Approximate Gross Internal Area  
1012 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## General Remarks & Stipulations

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** TBC

**Broadband:** Fibre broadband is connected to premises and good mobile coverage available.

**Planning:** 24/1623/FUL

**Services:** The plot is serviced by mains water supply, mains electricity, mains sewerage and air source heat pump, with woodburning stove in living room and solar panels are fitted to the roof.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The council tax band will be decided upon occupation.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

# C&D Rural

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