

Development Plot at Meikleholm, Langholm, DG13 0PR

Offers Over £67,000

C&D Rural

Development Plot at Meikleholm, Meikleholm Side

Langholm

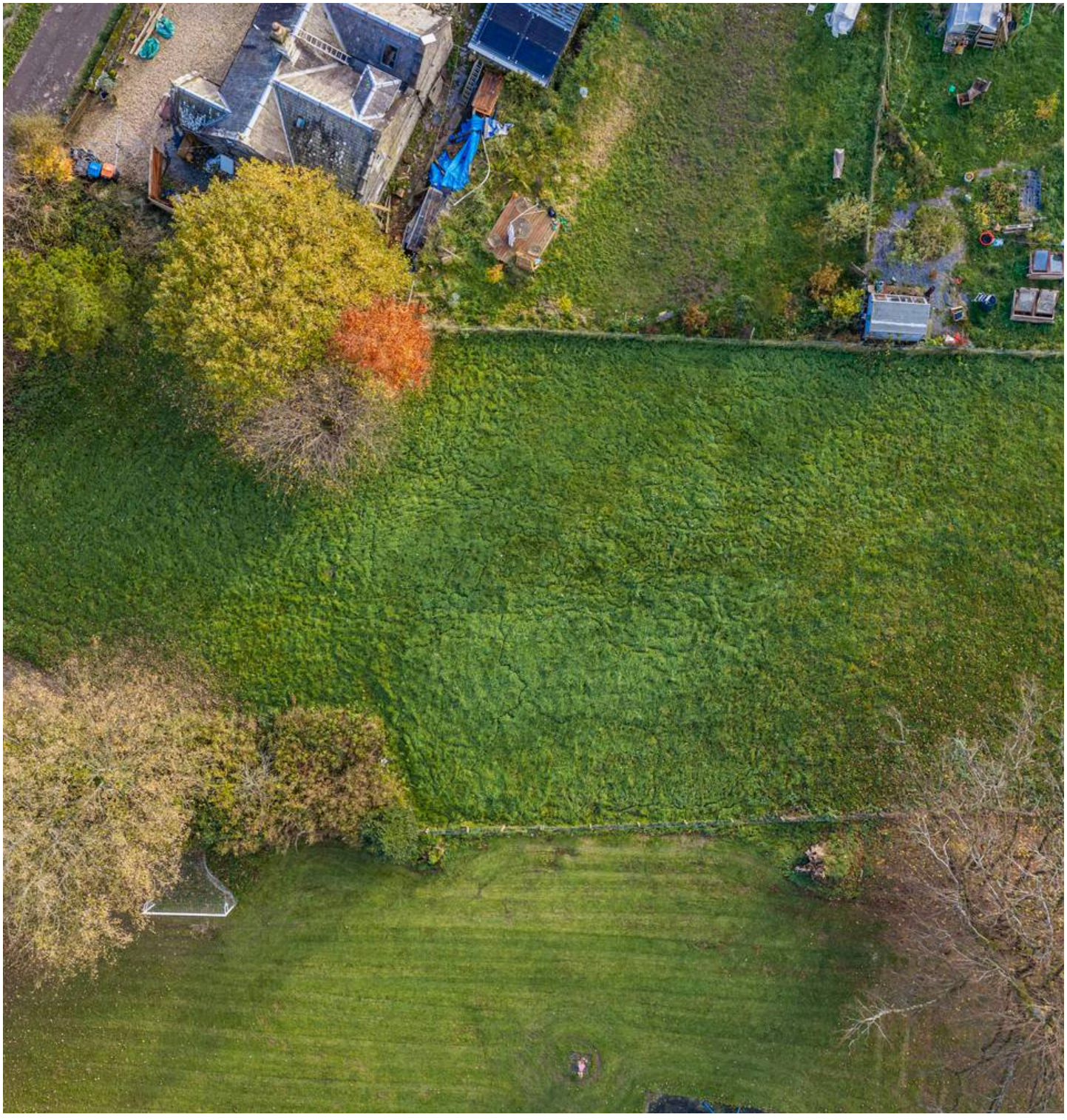
- Development opportunity within the historic borders town of Langholm offering the perfect combination of rural living and connectivity
- Full Planning Permission is passed for a detached three bedroom property- 23/0088/FUL
- Situated in a desirable elevated position with stunning views across the rolling Dumfriesshire countryside
- Generous plot extending to 0.34 acres (0.14 Ha)

A rare opportunity to acquire a development plot with Full Planning Permissionwith a for a stunning four bedroom detached property with integral garage and extensive garden.

Council Tax band: TBD

Tenure: Freehold

C&D Rural



A unique opportunity to acquire a residential development plot benefiting from Full Planning Permission for the construction of an impressive three-bedroom, two-storey dwelling. Occupying a desirable position in the heart of the historic Borders town of Langholm, the plot offers an excellent opportunity for prospective purchasers to create a bespoke family home within an attractive and well-established residential setting.

Situation

The plot is located within the town of Langholm, sitting in isolation along a short access track. The situation optimises the stunning views across the surrounding countryside, and further afield over the Tarras Valley. The property is attractively situated with excellent transport links via the A74(M) north and south and the A7 trunkroad connecting Carlisle and Edinburgh.

Directions

From the centre of Langholm head west along Thomas Telford Road for approximatly 0.5 miles. Take the turning to the left signposted Holmwood Drive. At the fork in the road keep left staying on Holmwood Drive, continue along a short gravelled access track where the plot can be located on the right hand side.

What3words///lawfully.backpacks.briefer



The Property

A rare development opportunity in a picturesque, accessible setting for a plot with Full Planning Permission for a desirable three bedroom detached dwelling with integral garage. The property is located centrally within the town of Langholm, as shown on the attached location plan. The site extends to approximately 0.34 acres (0.14 Ha).

Planning

Planning Permission was granted on the 12th February 2024 for the erection of a three bedroom two storey property with integral garage. More details of this consent to include plans, copy of the planning consent, notice of approval and other documentation is available from the Dumfries & Galloway Planning Office or website using reference number 23/0088/FUL. A further application under the reference 26/0900/OBL has been approved for the discharge of condition 3 under the original planning application.

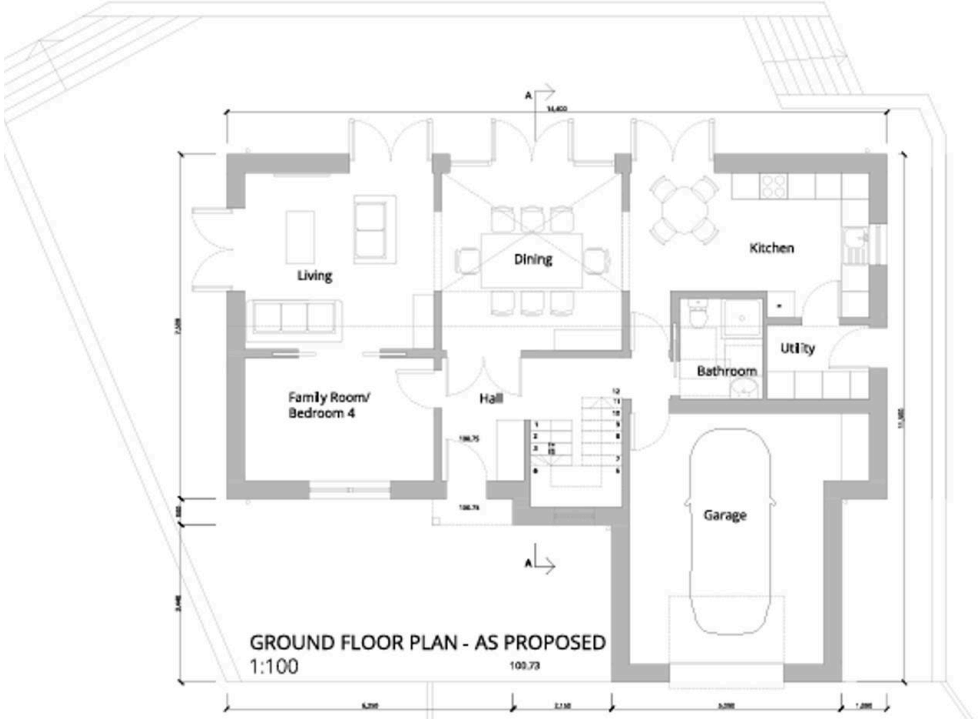
Services

We understand that mains water and mains electric are available within close proximity of the plot. Provision will need to be made for a private septic tank and soakaway as per the planning application. All interested parties should make their own enquiries of SP Energy Networks and Scottish Water.

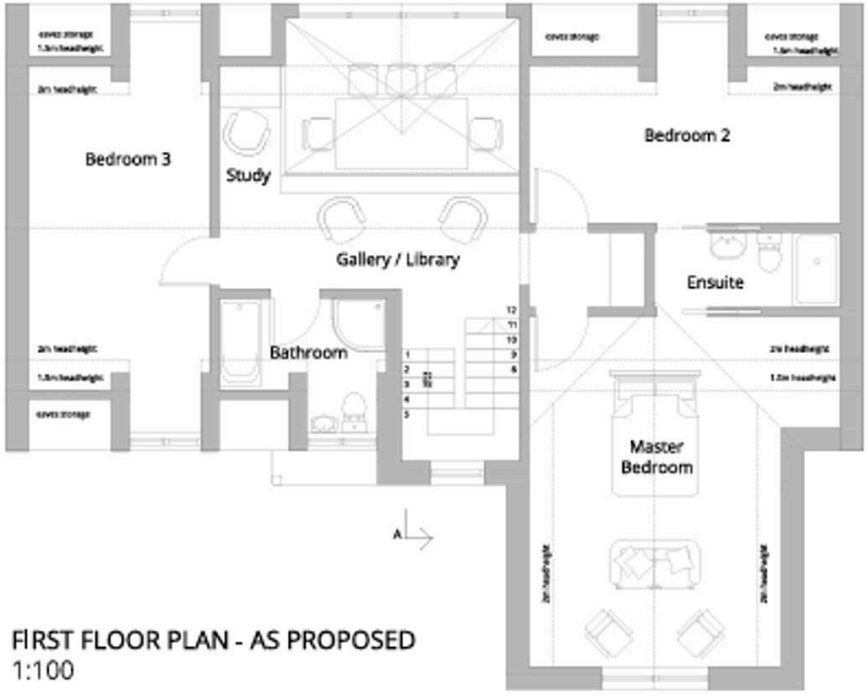








GROUND FLOOR PLAN - AS PROPOSED
1:100



FIRST FLOOR PLAN - AS PROPOSED
1:100


Dalarran
Play Area
New
Langholm
0.14 ha
Meikleholm
Cottage
Scottsknowe
Meikleholm Side
Meikleholm Brae
23
29
24
33
2
34
49
48
47
46
43
40
42
41
1
9
8
41

General Remarks and 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 waywhether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will beheld to have satisfied themselves as to the nature of such servitude rights and others. It should be noted that the property is accessed by a private track off the public highway.

Planning: Dumfries & Galloway Council - ref. 23/0088/FUL and 26/0900/OBL

Services: The drainage electrical and water supply have not been connected, however are located within close proximity of the property. Foul and service water treatment will need to be installed as per the planning application.

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

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

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. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @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 productscompetitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilisethem C&D Rural will receive a referral fee.

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 willnot 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 theSelling Agents immediately after inspection.

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2. 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. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.