

Building Plot, South Cliff, Portpatrick

Stranraer

PRICE: Offers Over £200,000 are invited

Building Plot, South Cliff

Portpatrick, Stranraer

Local amenities within the village include a primary school, a church, general stores, P.O, hotels and a first-class range of restaurants. The focal point of this delightful coastal village is of course, the charming harbour and promenade, which has always been a great favourite of locals and visitors alike. There is access to rugged coastline and to marvelous sandy beaches close by and the area abounds with a range of outdoor pursuits, including wonderful golf courses, sailing and walking on the Southern Upland Way, which in fact starts in the village itself. All major amenities are to be found in the town of Stranraer, 9 miles distant and include supermarkets, healthcare, an indoor leisure pool complex, and a secondary school.

Council Tax band: F

Tenure: Freehold

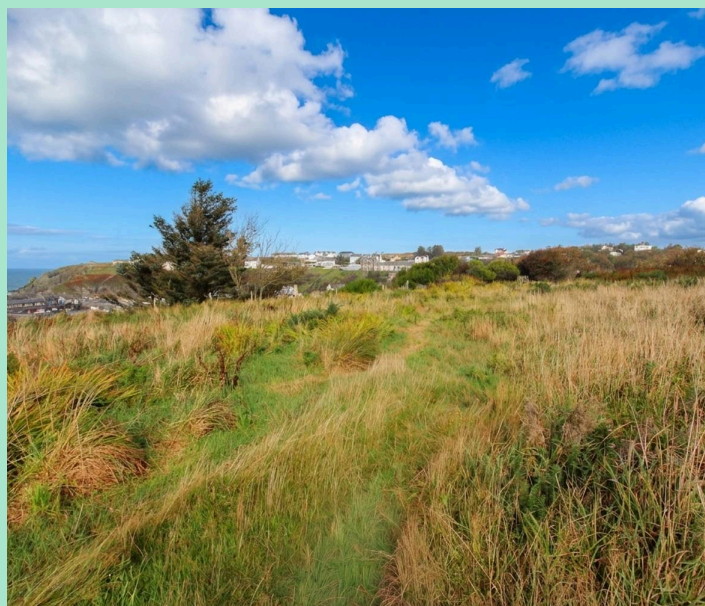
- A development opportunity occupying a prime location within Portpatrick
- Outstanding views over the North Channel to Northern Ireland
- Generously sized area of land
- Planning permission will need to be sought



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Presenting a rare opportunity to acquire a generously sized area of land, occupying a prime and highly sought-after position within the picturesque coastal village of Portpatrick. This exceptional parcel of land offers discerning buyers the chance to create a bespoke residence (**Subject To Local Authority Approval**) in one of the region's most desirable locations, with breathtaking, uninterrupted views stretching across the North Channel to Northern Ireland. The site's elevated aspect ensures that future development will be graced by a remarkable panorama, capturing the ever-changing seascape and the distant coastline beyond. Perfectly situated to make the most of Portpatrick's charm and vibrant community, this site provides the ideal canvas for those wishing to design and build a home tailored to their exacting standards and lifestyle aspirations. The generous proportions of the site offer ample scope for a substantial dwelling, with plenty of space to accommodate a range of architectural styles and internal layouts. Whether you envision a contemporary masterpiece with expansive glazing to frame the captivating outlook, or a classically inspired retreat that blends seamlessly with the village's character, the possibilities are as inspiring as the views themselves. While the plot currently requires planning permission to be sought, its outstanding location and impressive dimensions make it a compelling proposition for buyers seeking a unique self-build opportunity. This is a rare chance to secure a premium site in Portpatrick, where opportunities of this calibre seldom arise, and to create a truly remarkable home in a setting defined by natural beauty and unrivalled vistas.





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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. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.