







Lakeview, Powfoot, Annan, DG12 5PG

Offers Over £65,000

- Generous Building Plot Located within Powfoot
- Exciting Opportunity to Create a Bespoke New Home
- Attractive Front Outlook Across Fields and Woodland
- Peaceful Coastal Setting with a Lovely Sense of Space
- Planning Permission in Principle has been Granted
- Contact our office for further details
- Pleasantly Positioned within the Desirable Lakeview Area
- Further Rear Views Over the Nearby Playing Fields
- Solway Shoreline Located within Short Walking Distance
- Planning Reference 24/2433/PIP, Granted On 16th July 2025

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DESCRIPTION

Offered to the market with planning permission in principle granted, this generous building plot in Powfoot presents a rare opportunity to create a bespoke home within a desirable coastal village setting. Pleasantly positioned within the Lakeview area, the plot enjoys an attractive outlook to the front across surrounding fields and woodland, with further views to the rear over the nearby playing fields, creating a real sense of openness and space. The picturesque Solway shoreline is only a short walk away, adding to the appeal of this peaceful location, while Powfoot itself is well placed for access to Annan, Dumfries and the wider road network. Planning permission in principle was granted on 16th July 2025, with further details available via the Dumfries & Galloway Council planning portal under reference 24/2433/PIP. Interested parties are advised to make their own enquiries regarding the planning consent, services, boundaries and any future detailed applications required. For further information, or to arrange a site visit, please contact Hunters Annan.









PLANNING PERMISSION IN PRINCIPLE

Dumfries & Galloway Council have granted planning permission in principle (dated 16th July 2025) for the erection of a detached dwellinghouse with off-road parking. Further information and conditions can be found on the Dumfries & Galloway Council website with the following reference: 24/2433/PIP.

WHAT3WORDS:

For the location of this building plot, please visit the What3Words App and enter - ///treaty.ally.theory

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.


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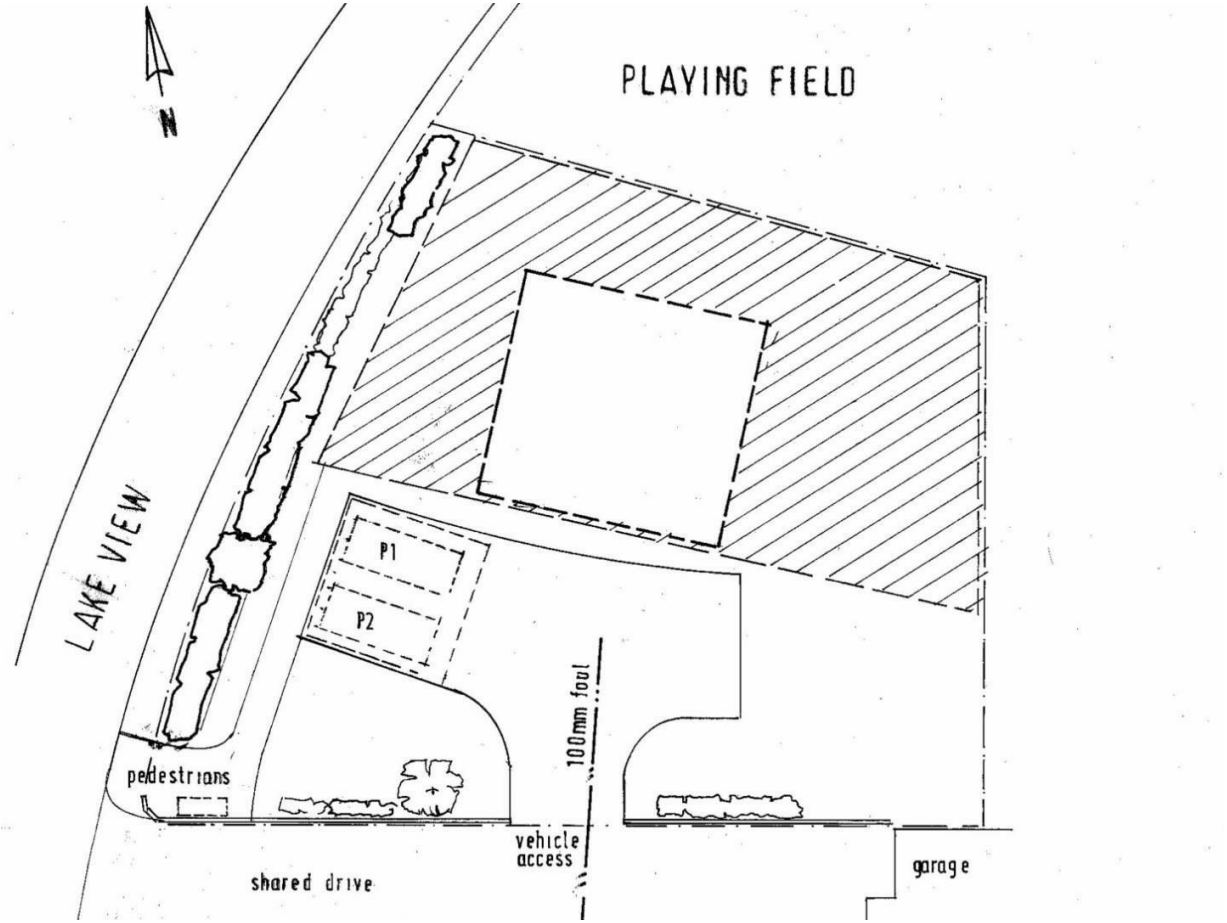


Viewings

Please contact annan@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

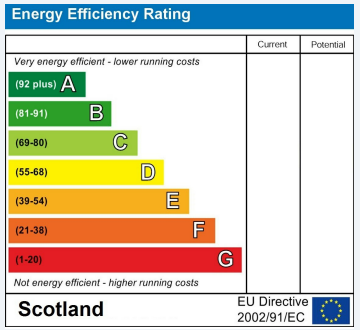
For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

Bridgend High St, Dumfries, Annan, DG12 6AG
Tel: 01387 245898 Email: annan@hunters.com www.hunters.com

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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