



Land at Gilnockie, Station Houses, Canonbie - DG14 0SG

Offers Over £100,000

C&D Rural

Land at Gilnockie, Station Houses

Canonbie, DG14 0SG

- Development opportunity on the outskirts of the village of Canonbie offering the perfect combination of rural living and connectivity
- Planning Permission and Building Warrant passed for a detached single storey property- 23/1395/ARC
- Situated in a desirable elevated position with stunning views across the rolling Dumfriesshire countryside
- Generous plot with ample room for parking and a large garden with the added benefit of a detached workshop and garage

This rare development opportunity to acquire a development plot with Planning Permission for a stunning four bedroom detached single storey property with a detached garage. Located in a desirable location on the outskirts of Canonbie, and very well connected to nearby amenities.

Council Tax band: TBD

Tenure: Heritable

C&D Rural



The Property

A rare development opportunity in a picturesque, accessible setting for a plot with Planning Permission and Building Warrant for a desirable four bedroom detached dwelling with separate garage. The property is located on the outskirts of Canonbie, as shown on the attached location plan. The site extends to approximately 0.34 acres (0.14 Ha)

Situation

The plot is located in an elevated position between the vilage of Canobie and the small hamlet of Claygate. The situation optimises the stunning views across the surrounding countryside, and further afield over to the Solway Firth. Located on the outskirts of the village of Canonbie approximately 2 miles to the South. The property is attractively situated with excellent transport links via the A74(M) north and south and the A7 trunk road connecting Carlisle and Edinburgh.

Directions

From the centre of Longtown head North along the A7 for approximatly 6.5 miles. Take the turning to the right signposted Claygate and Hollows. Continue for 0.7 miles the land is located along an private access on the left.

What3words///livid.crowns.wording

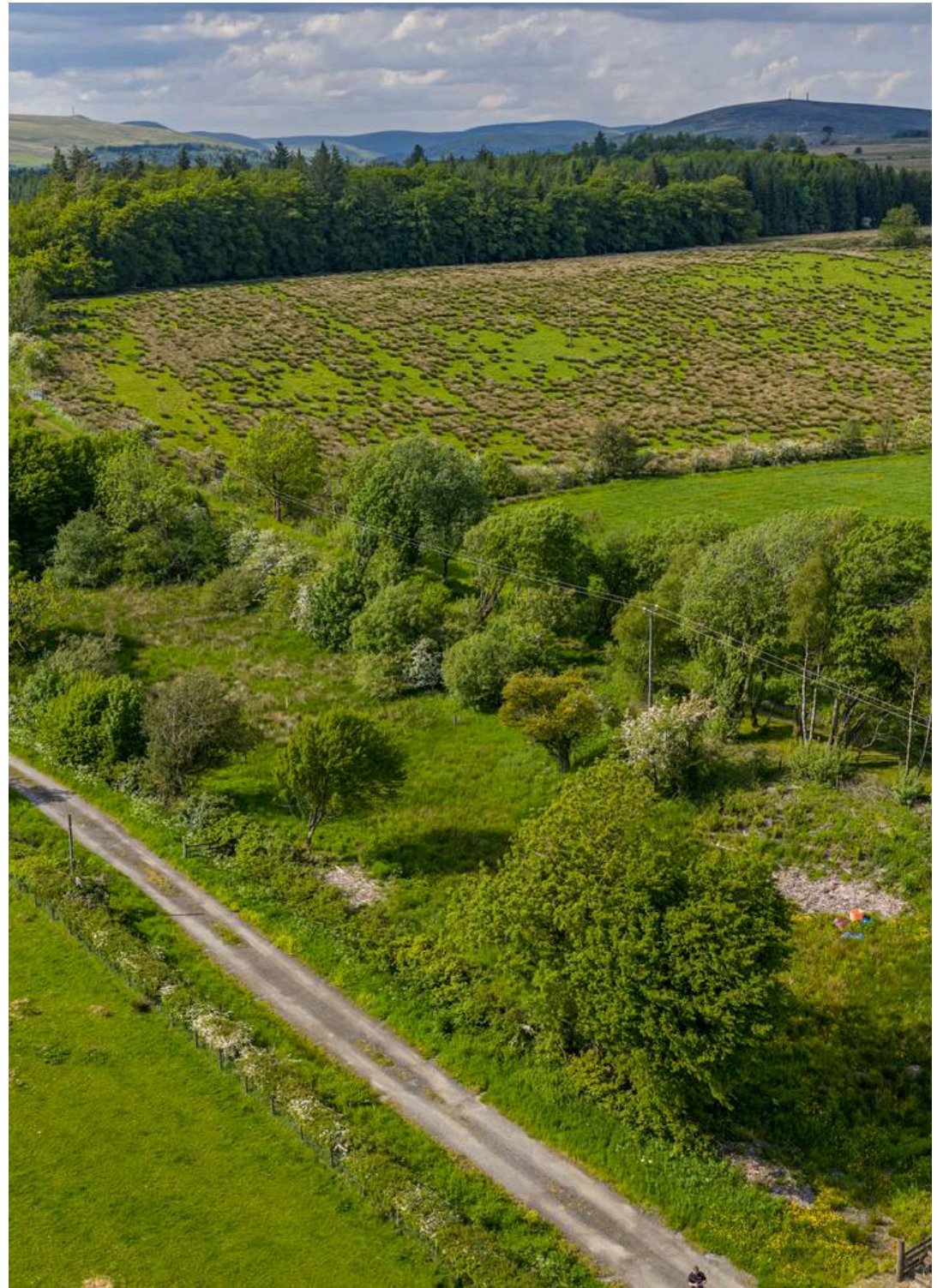


Planning

Planning Permission and Building Warrant was granted on the 12th February 2024 for the erection of a four bedroom single storey property with detached 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 23/1395/ARC.

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. All interested parties should make their own enquiries of SP Energy Networks and Scottish Water.

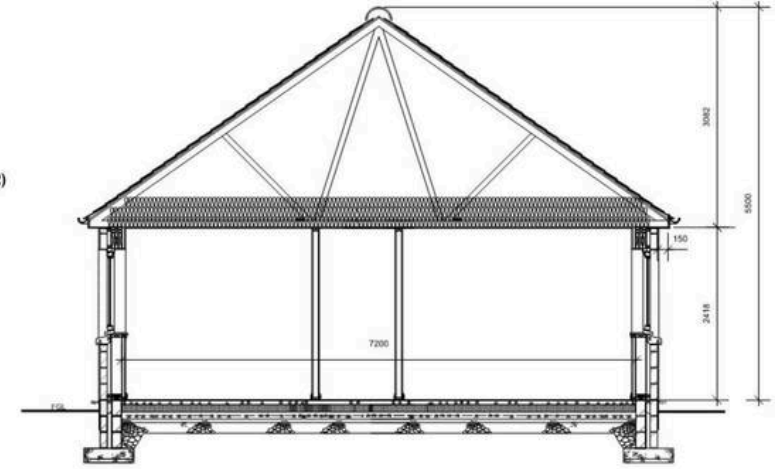




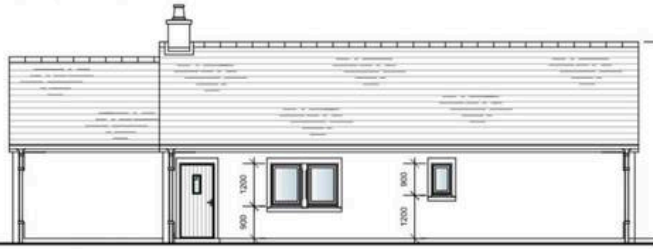
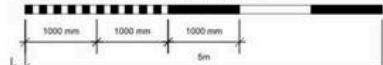
Front / South West Elevation (1:100@A2)



Side / South East Elevation (1:100@A2)



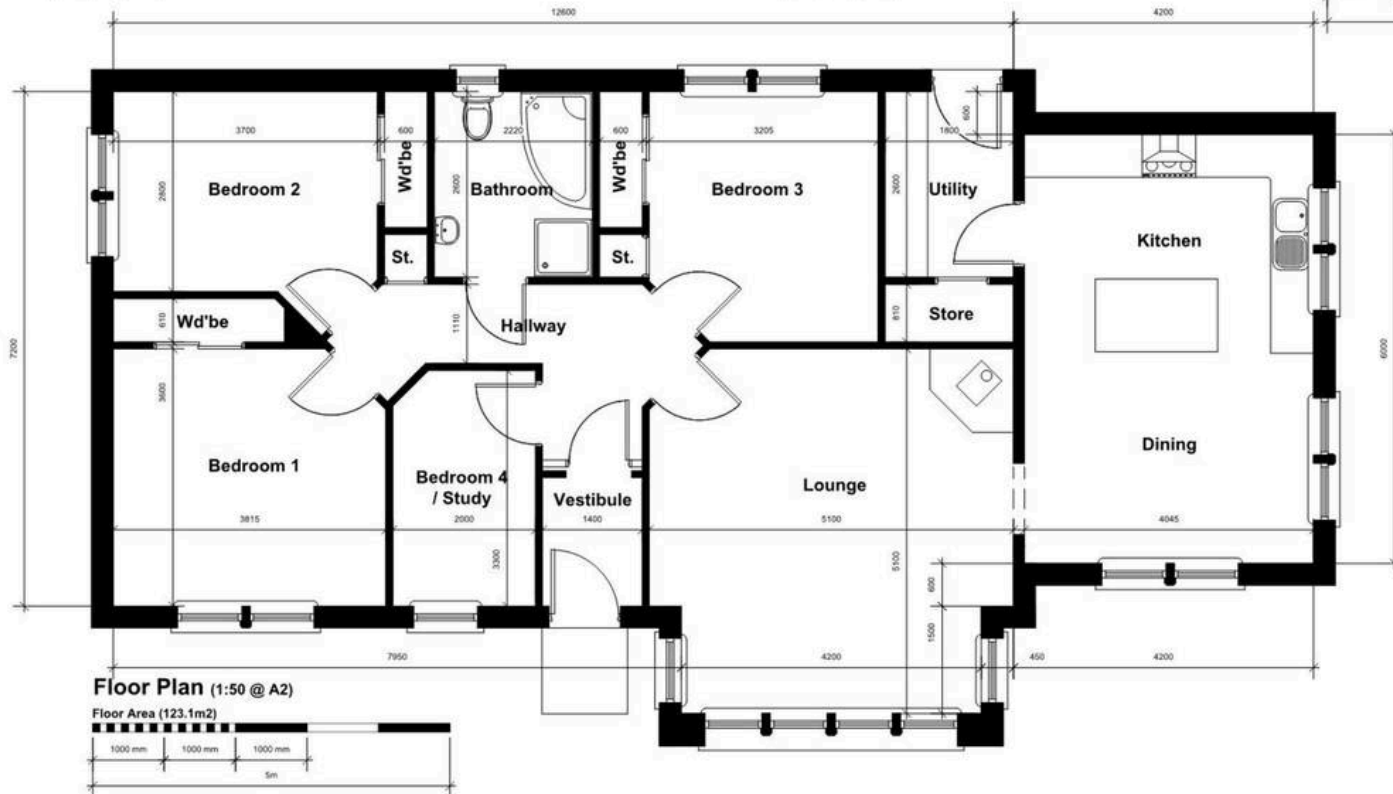
Section Profile (1:50 @ A2)



Rear / North East Elevation (1:100@A2)

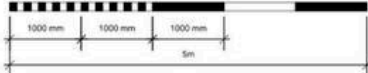


Side / North West Elevation (1:100@A2)



Floor Plan (1:50 @ A2)

Floor Area (123.1m²)



- Walls** - White render at main body of house with stone at front lounge wing
- Roof** - Natural slate roof finish
- Windows** - White uPVC
- Doors** - White uPVC composite
- Roofline** - White uPVC

Client: Jon Geddes
 Site: Proposed New House 'Glenmore', Gilnockie Station House Plot, Gilnockie, Canonbie, DG14 0SG

Scotframe

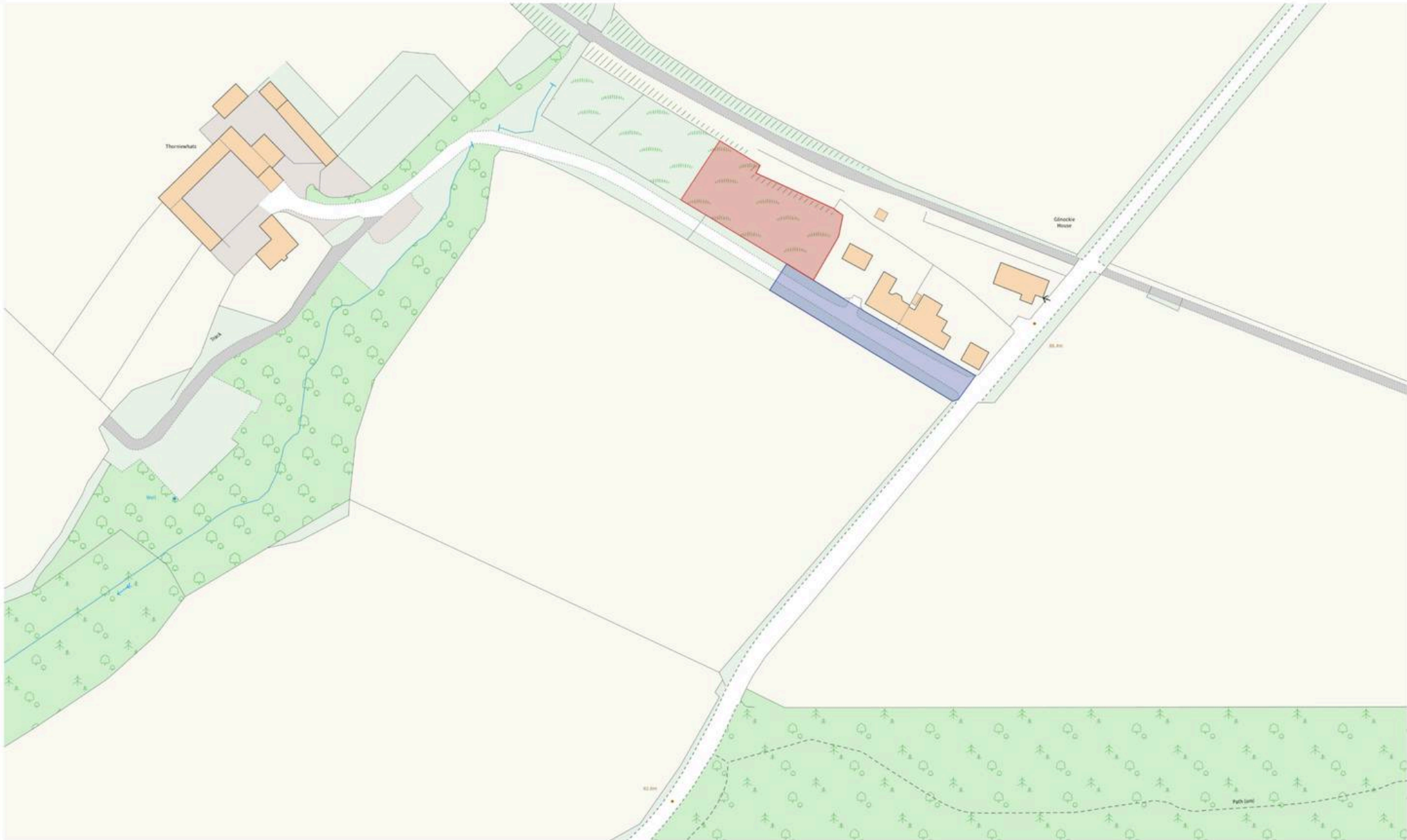
<small>Scotframe: HEAT Engineering, Ltd. Institute Building Team, 1000 North Street, Glasgow, G1 1 1LJ, scotframe.com</small> <small>Plot No: 1, Gilnockie Station House Plot, Gilnockie, Canonbie, DG14 0SG</small> <small>Drawn: A. Smith</small>	<small>Date: April 2023</small>	<small>Draw No: 2319/03</small>	<small>REV</small>
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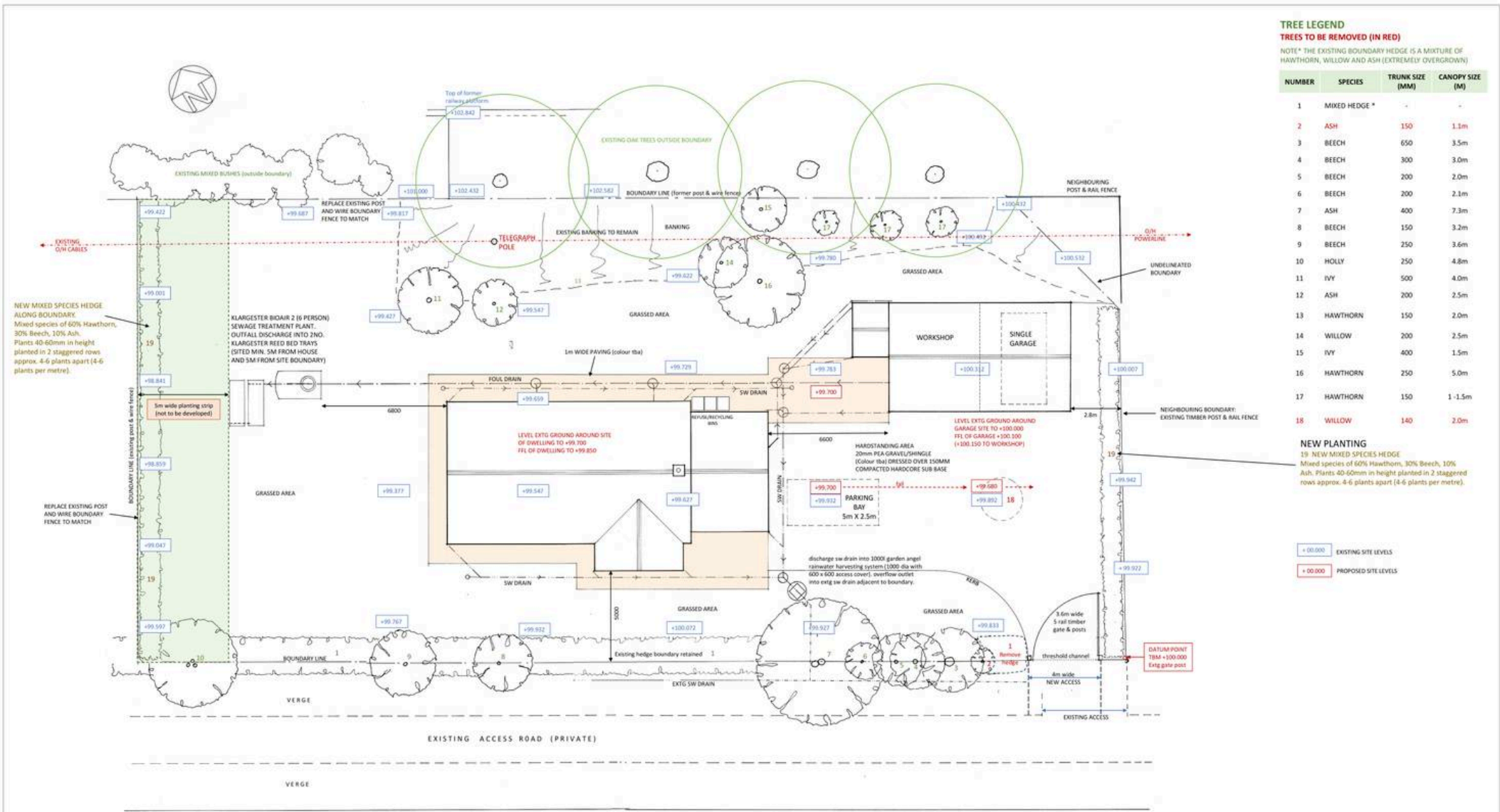






Development Site at Gilnockie Station,
Canonbie, DG14 0SG





TREE LEGEND

TREES TO BE REMOVED (IN RED)
NOTE* THE EXISTING BOUNDARY HEDGE IS A MIXTURE OF HAWTHORN, WILLOW AND ASH (EXTREMELY OVERGROWN)

NUMBER	SPECIES	TRUNK SIZE (MM)	CANOPY SIZE (M)
1	MIXED HEDGE *	-	-
2	ASH	150	1.1m
3	BEECH	650	3.5m
4	BEECH	300	3.0m
5	BEECH	200	2.0m
6	BEECH	200	2.1m
7	ASH	400	7.3m
8	BEECH	150	3.2m
9	BEECH	250	3.6m
10	HOLLY	250	4.8m
11	IVY	500	4.0m
12	ASH	200	2.5m
13	HAWTHORN	150	2.0m
14	WILLOW	200	2.5m
15	IVY	400	1.5m
16	HAWTHORN	250	5.0m
17	HAWTHORN	150	1-1.5m
18	WILLOW	140	2.0m

NEW PLANTING
19 NEW MIXED SPECIES HEDGE
Mixed species of 60% Hawthorn, 30% Beech, 10% Ash. Plants 40-60mm in height planted in 2 staggered rows approx. 4-6 plants apart (4-6 plants per metre).

1:100 PROPOSED SITE PLAN

CE ARCHITECTURAL SERVICES
07524 096 946
www.cearchitectural.com
2/21/23

Revisions
A: Dwelling & garage repositioned - garage 2.8m from SE boundary. 5m strip established to NE boundary & new hedge along boundary line. Site access & gate repositioned. 2/21/23

PROPOSED NEW HOUSE
LAND WEST OF 2 GILNOCKIE COTTAGES
CANONBIE, DG14 0SG
FOR MR & MRS GEDDES



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. It should be noted that the property is accessed by a private track off the public highway.

Services: The drainage electrical and water supply have not been connected, however are located within close proximity of the property.

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

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.

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 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.

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

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.

C&D Rural

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Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
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.