



Caravan Bieldwood Croft, Bush Moss, DG7 2DH

Offers Over £130,000

**C&D Rural**

## Caravan Bieldwood Croft, Bush Moss, Gatehouse of Fleet, DG7 2DH

- Building Plot in a peaceful location
- Full Planning Consent for a 4 bedroom house
- Dumfries & Galloway Council Planning Reference 23/0371/FUL
- Open views of surrounding countryside
- Static caravan and storage buildings on site available by negotiation
- Mains water and electricity connected

Stunning building plot with full planning consent for a four bedroom detached house in open countryside with panoramic views.

**Council Tax band:** TBD

**Tenure:** Heritable Title (Scottish version of Freehold)

**CD Rural**



An excellent opportunity to acquire a building plot with full planning permission for a stunning four bedroom detached house with extensive grounds. The site benefits from open views and is situated within driving distance of local amenities. The total site extends to approximately 0.88 acres, and is approached via a shared private access.

This is a rare opportunity to create a beautiful home in a unique and highly sought after location within Dumfries and Galloway.

**Planning Reference:** 23/0371/FUL

The proposed property granted full planning consent by Dumfries and Galloway Council briefly comprises of, on the ground floor, a kitchen with dining and sitting areas, a utility room, four bedrooms (two with en-suite shower rooms), a family shower room and integral single garage. The first floor comprises of a mezzanine with study area, sitting room and storage.

Approved drawings are included in these sale particulars showing elevations and floorplans. The proposed construction is for a steel framed building with black timber clad walls, black aluminium windows, doors and rainwater goods. The roof is proposed to be clad with black agricultural corrugated sheeting with a solar array of 33 panels located on the front roof pitch of the property. Mains water and electricity are already connected to the site and a septic tank with soakaway is to be installed as part of the development.

The site has a static caravan and storage buildings which are available by negotiation. This offers excellent accommodation whilst the building work is going on and secure buildings to store tools and equipment.



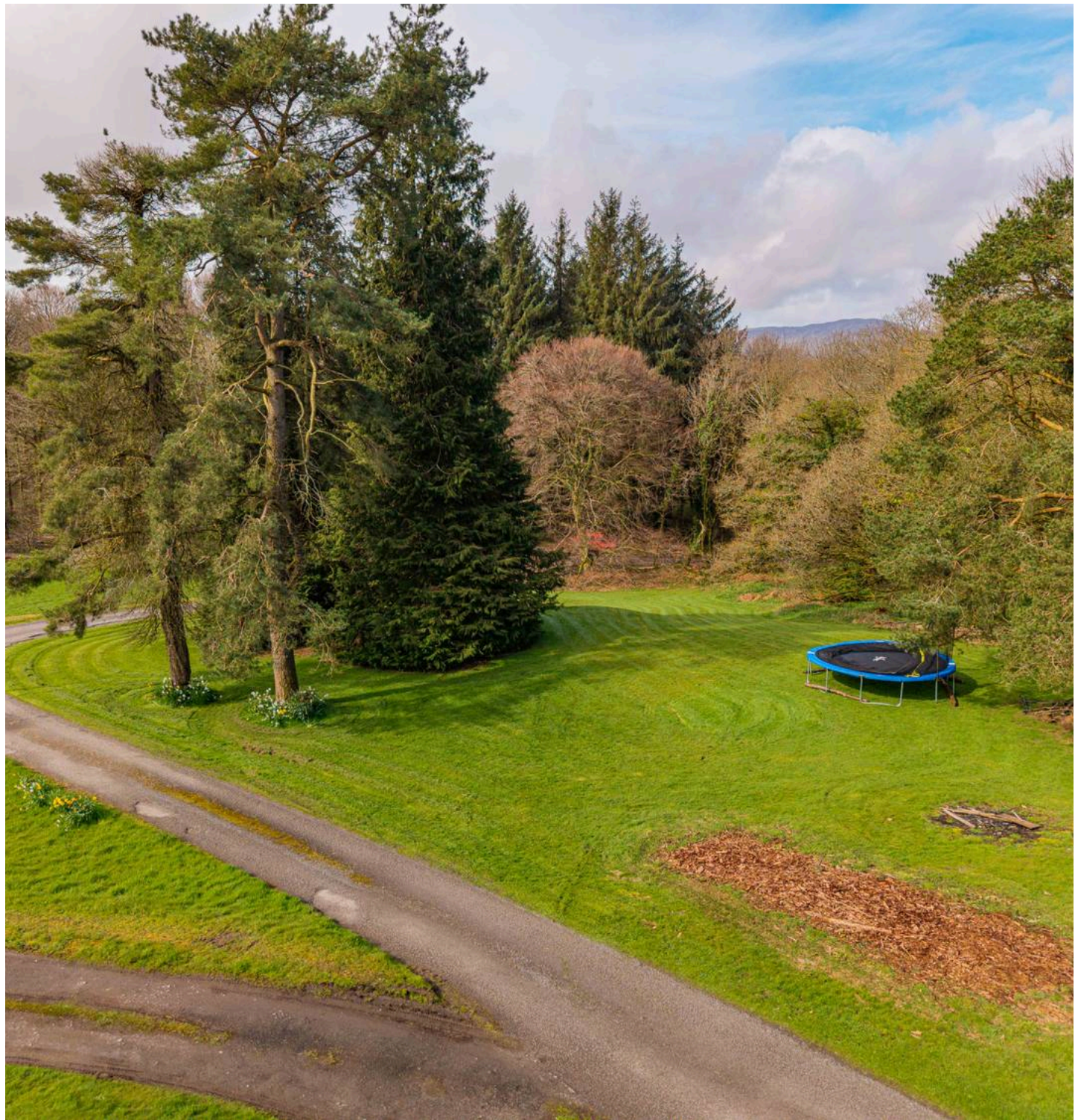
## Location Summary

Gatehouse of Fleet is an attractive and historic conservation village situated within the picturesque Fleet Valley. Known for its characterful stone buildings and strong community atmosphere, the village offers a peaceful rural setting while still providing a range of everyday amenities. Local facilities include a selection of independent shops, cafés, a hotel, primary schooling, and medical services. The area is particularly popular with outdoor enthusiasts, with immediate access to scenic walking and cycling routes, including those within the Galloway Forest Park, the UK's first Dark Sky Park. The nearby coastline at Carrick Shore and the wider Solway Firth offers attractive beaches and wildlife-rich environments. The historic Cardoness Castle provides a notable local landmark, further enhancing the area's heritage appeal.

Gatehouse of Fleet lies approximately 10 miles from Kirkcudbright, known as the region's "Artists' Town", and around 45 miles from Dumfries, offering a wider range of services, retail, and transport links. The A75 provides convenient access across southwest Scotland and connections to the ferry ports at Cairnryan for travel to Northern Ireland.

## What 3 words

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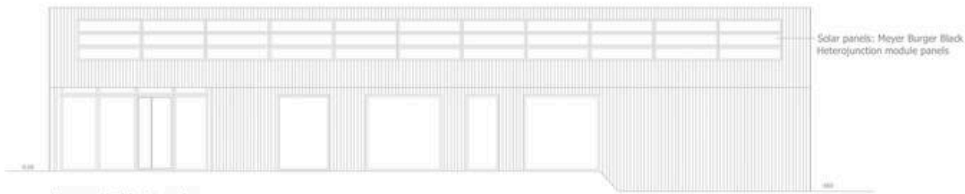
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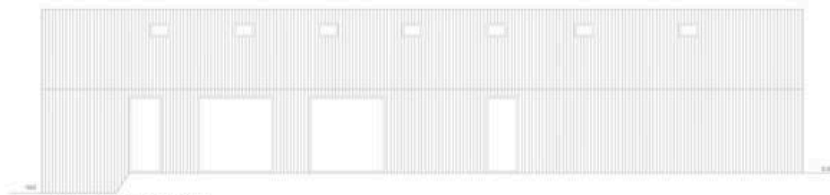
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation



Proposed Indicative Section

Client  
**Wilgose**  
 Project  
**Gatehouse of Fleet**

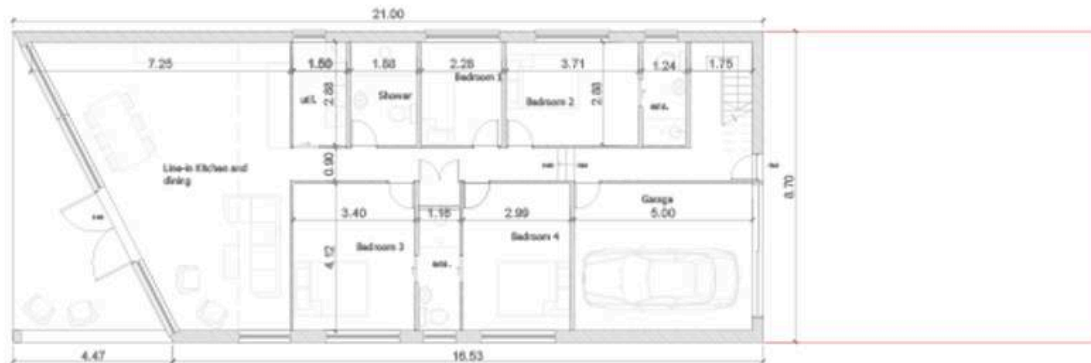
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**Proposed Shack Elevations**

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Project No	Status	Revision	
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Drawing No.	AR.16		

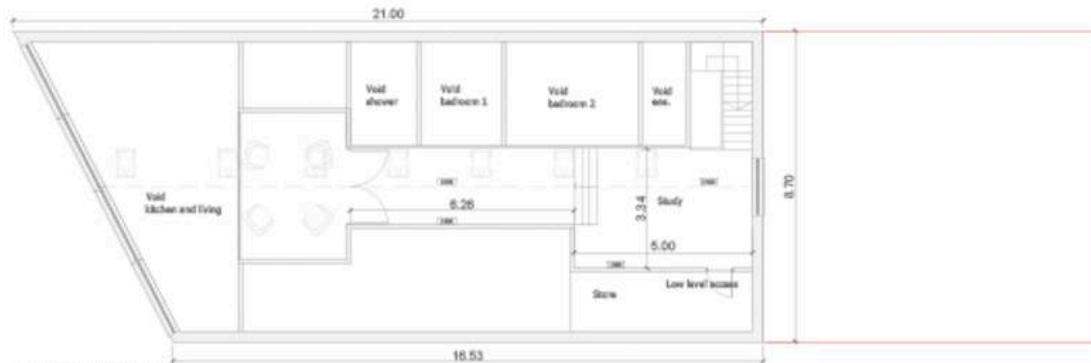


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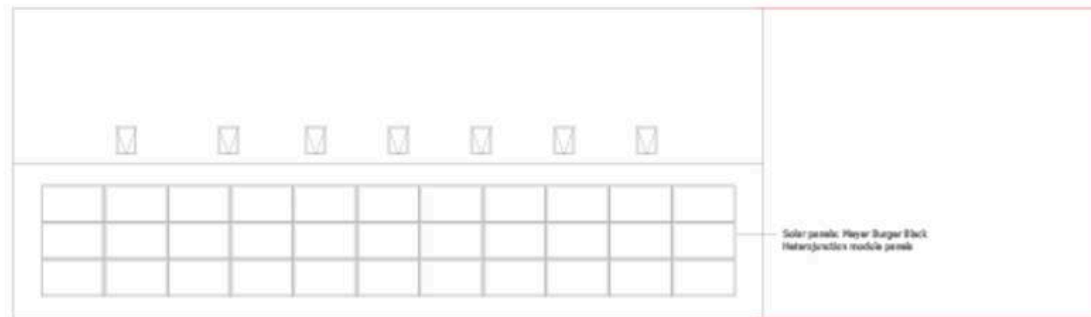
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Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

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Revision	Description	Date	Drawn	Checked
C	External dimensions added	10.02.21.19	VB	AS



Client  
 Wilgose  
 Project  
 Gatehouse of Fleet

Drawing Title  
 Proposed Shack  
 Floor Plans

First Issue Date	Scale	Drawn by	Check by
23.05.2022	1:100 @ A2	VB	AS
Project No	Status	Revision	
CAL010222	-	C	
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Caravan at Bieldwood Croft, Bush  
Moss, Gatehouse Of Fleet, DG7 2DH  
SALE PLAN



## 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. Access is via a shared access road with shared repairing liabilities.

**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:** 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.

# C&D Rural

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