



Plot 1, Kirkmaiden

Drummore, Stranraer

This is rare opportunity to purchase a building plot with detailed Planning Consent in perpetuity for a 3 bedroom detached family home on the fringes of the coastal village of Kirkmaiden.



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

It is believed that the plot has planning permission in perpetuity as the footings for the foundations have already been laid. However potential purchasers should satisfy themselves in relation to the plans and planning consent.

Full planning details can be found on the Council planning portal <https://eaccess.dumgal.gov.uk/online-applications/> under planning reference 09/P1/0123.

Kirkmaiden is a small village located approximately 17 miles south of Stranraer. The two nearest villages are Drummore and Port Logan, which are only about 4 miles away from Kirkmaiden itself.

The area is largely known for its mild climate, with tourism, agriculture and forestry making up a large proportion of the local economy. The surrounding countryside is a patchwork of rolling farmland, woodlands and dramatic hills, as well as some wonderful coves and beaches.

Stranraer is a renowned golfing area, with the championship course at Stranraer augmented by two other excellent 18 hole courses at Portpatrick and Glenluce. There are two bowling clubs in Stranraer, with several of the local villages also having clubs. The local area has many fishing lochs and sea fishing is also popular. Marine activities on Loch Ryan include sailing and coastal rowing. The town hosted the World Skiffie Championships for coastal rowing in 2019.

SERVICES

It is understood that a water connection is available nearby, along with electricity connection close to site, but no guarantee is given to the same. Potential purchasers shall make their own enquiries to satisfy themselves on to services.

ENTRY

Subject to negotiation.

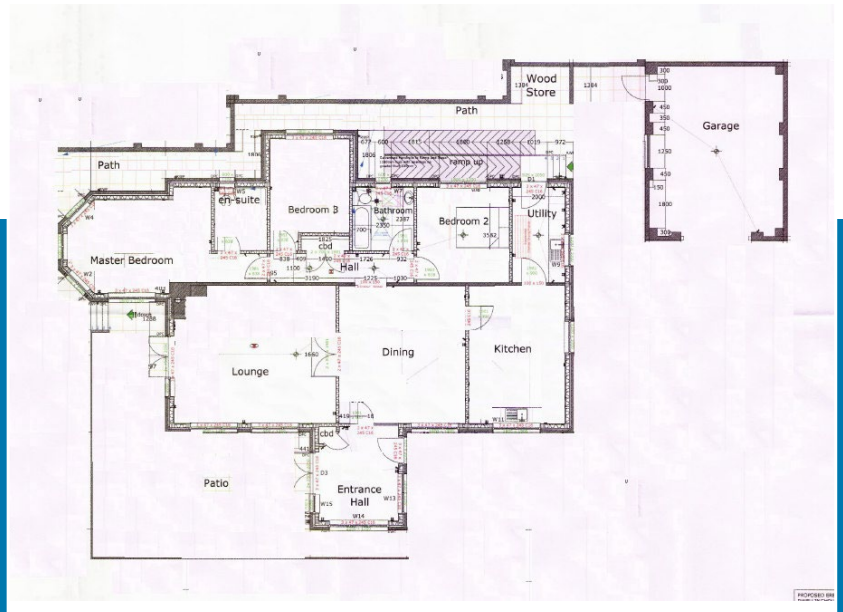
GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/PL/ANSBP02-16



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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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