



Residential Development Land, Langholm, DG13 0LH

Offers Over £1,175,000

C&D Rural

Residential Development Land at Murtholm, Langholm, DG13 0LH

- Rare residential development opportunity on the edge of Langholm
- c. 12.19 acres of land with planning approval secured
- Full planning consent granted for 130 units, 35 supported housing units and 95 mainstream homes
- Planning approval reference 21/1215/FUL
- Scope to vary planning
- Level site with good views of surrounding views

12.19 acre housing development site on the outskirts of Langholm.

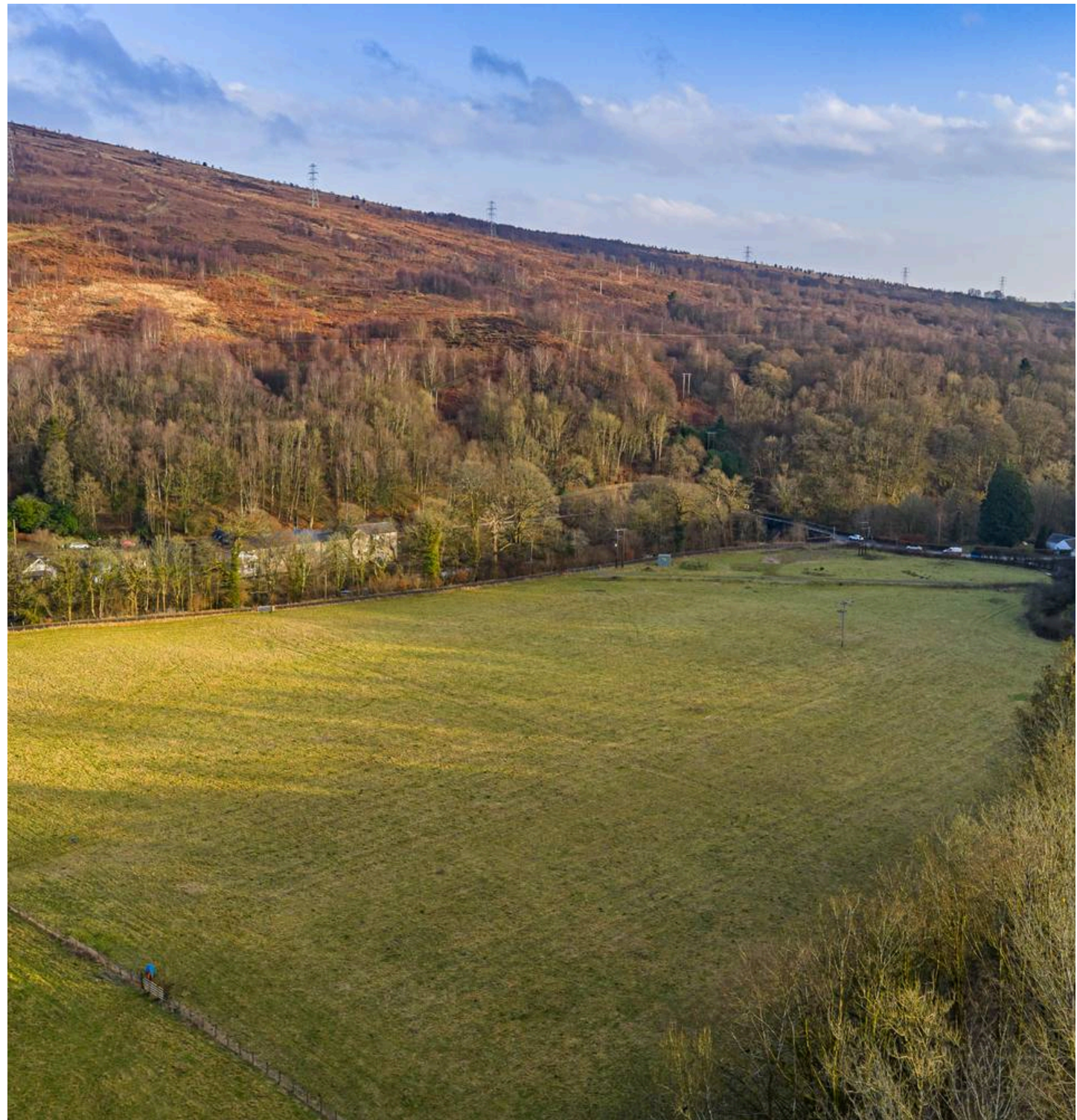
Tenure: Heritable (Scottish version of Freehold)

CD Rural



Located at the southern entrance to Langholm, just before the bridge, this land presents a rare opportunity for those looking to invest in prime development land. The development is perfectly positioned to take advantage of the surrounding landscape and the thriving community of Langholm.

Loreburn Housing Association (LHA) currently own the land and secured full planning consent from Dumfries & Galloway Council to erect 130 residential housing units. The planning reference is 21/1215/FUL and full details can be found on the D&G Council website. LHA are prepared to support a new developer secure a consent for an open market housing scheme on the site. The land is currently sown to grass and is stock fenced.



Location

Located in a highly desirable area, in close proximity to a range of local amenities, including shops, schools, and transport links, making it an ideal choice for families and professionals alike. The surrounding area offers a wealth of outdoor activities, from scenic walks to picturesque parks, ensuring there is always something to explore and enjoy.

Langholm is a historic market town located in the far eastern part of Dumfries and Galloway, in southern Scotland, very close to the Scottish–English border. It occupies a strategic position in a deep and narrow valley where the River Esk meets the River Ewes, a landscape that has strongly shaped the town's development, character, and economy over centuries.

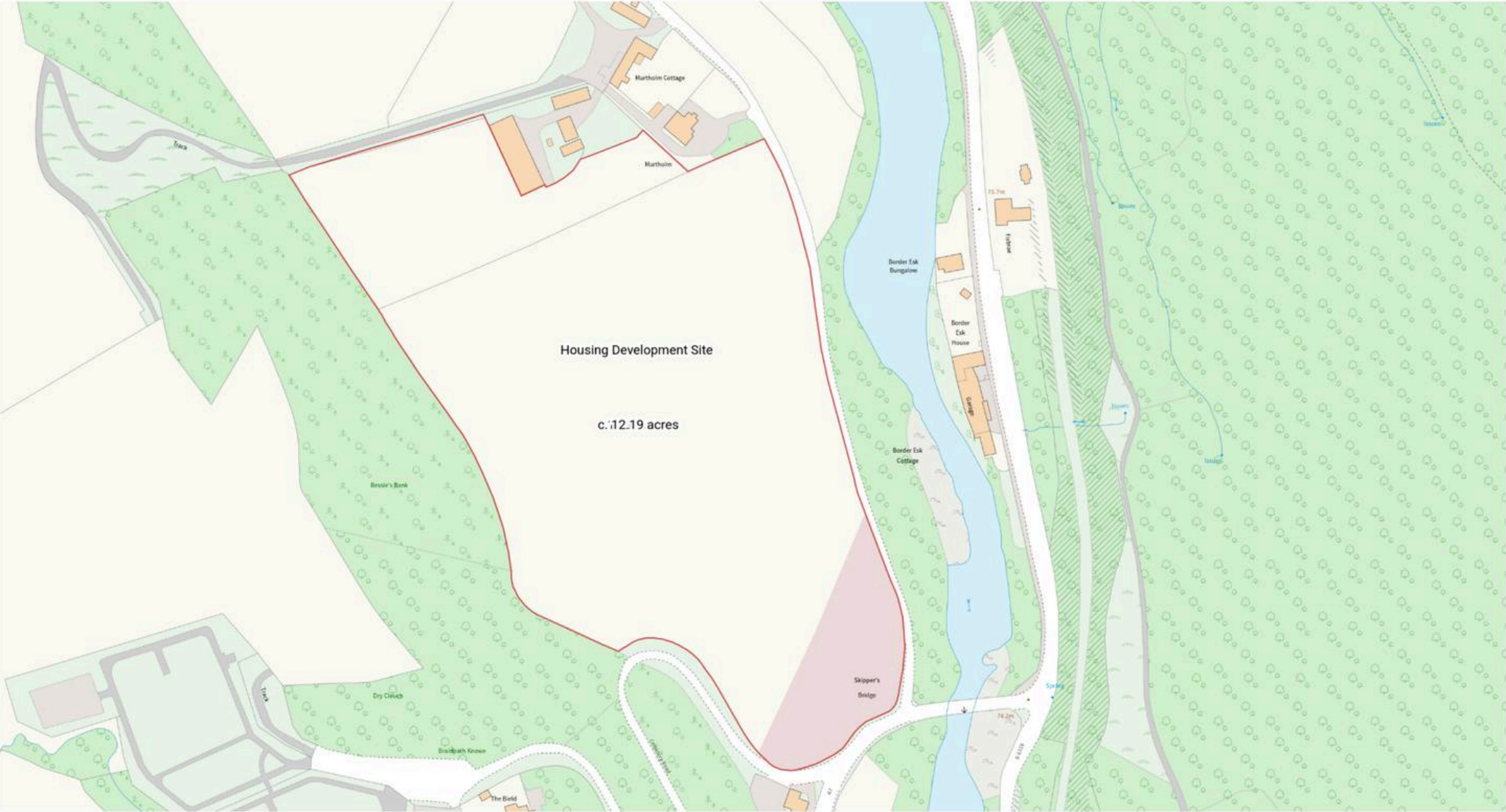
Geographically, Langholm sits within the Southern Uplands, a range of rounded hills that dominate much of southern Scotland. These hills rise steeply around the town, creating a natural bowl of moorland, pasture, and forestry. The surrounding terrain is largely rural and sparsely populated, with sheep farming and forestry being the main land uses. This gives Langholm a distinctly remote and pastoral setting, despite being relatively accessible by road.

What3words: ///shorthand.warm.rucksack





HOUSING DEVELOPMENT SITE AT MURTHOLM, LANGHOLM



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.

Planning: Dumfries & Galloway Council - ref. 21/1215/FUL

Services: Purchasers to make their own enquiries.

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: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

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](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/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: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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