



## LAND AT CREETOWN

CREETOWN, NEWTON STEWART, DUMFRIES & GALLOWAY,  
SOUTH WEST SCOTLAND, DG8 7DQ

**Galbraith**



# LAND AT CREETOWN, CREETOWN, NEWTON STEWART, DUMFRIES & GALLOWAY, SOUTH WEST SCOTLAND, DG8 7DQ

Edge of town land with river estuary frontage and roadside access.

Acreage 4.7acres (1.9 hectares)

Lot 1 Offers Over £200,000

Lot 2 Offers Over £50,000 (Lot 2 not to be sold before Lot 1)

As a whole, Offers Over £250,000

- Lot 1 - Land Zoned for future development
- Lot 2 - Estuary land with roadside access
- Well used public path.
- Available as a whole or in 2 Lots (lot 2 not to be sold before Lot 1)



**Galbraith**

Castle Douglas  
01556 505346  
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 OnTheMarket



## SITUATION

The land is situated outside the village of Creetown in Wigtownshire, Dumfries and Galloway. The property is located within the Galloway and Southern Ayrshire Biosphere Reserve, which covers most of South West Scotland and is a testament to the low levels of light pollution attracting Dark Sky enthusiasts worldwide. Kirroughtree Forest and Visitor Centre site 5 miles to the north of Castle Cary and is home to the world class 7Stanes mountain bike venues, offering a variety of routes for bikers of all levels, bike shop, endless walking routes and café. The market town of Newton Stewart is located 7 miles north east of Castle Cary and has a wider range of amenities including supermarkets and a high school. Newton Stewart is known as the 'Gateway to the Galloway Hills' providing visitors with thousands of miles of hillwalking in the area.

Railway stations can be found in Dumfries and Lockerbie, offering local and national services. The M74 southbound and the A74(M) northbound can be joined at Gretna or Beattock respectively in around 1½ hours. Glasgow and Edinburgh Airports, offer international flights and are approximately 93 and 138 miles from the property respectively.

## DESCRIPTION

Land located on the edge of the town, Lot 1 zoned for possible future development with the Dumfries & Galloway Local Development Plan. Lot 2 is estuary frontage land (Title is to the middle of the river), with roadside access at the southern tip.

## ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

There is an established, well used, path crossing the land which lies on the boundary between Lot 1 & Lot 2, and is included within the blue boundary of the Lot 2 Plan.

## DIRECTIONS

From Dumfries, follow the A75 heading south west for around 50 minutes passing through Crocketford, Springholm, and passing signs for Castle Douglas, Kirkcudbright, Gatehouse of Fleet and Carslith before reaching signs for Creetown. Take a right off the central reservation into Creetown where there is a sign for Creetown Service Station, the land is to your immediate left.

## POST CODE

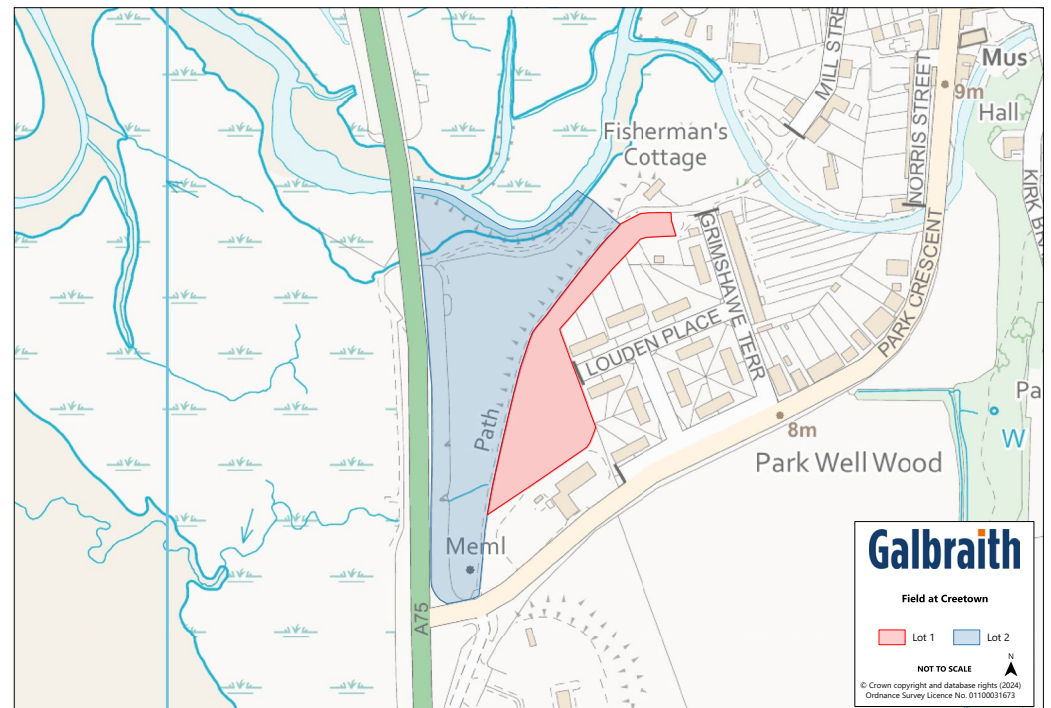
DG8 7DQ

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///hears.magic.satin

## SOLICITORS

Smith & Valentine  
91 George Street  
Stranraer  
DG9 7JP



## LOCAL AUTHORITY

Dumfries & Galloway Council

## VIEWINGS

Strictly by appointment with the Selling Agents.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on

request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken May 2024.

