



# PLOTS AT BARHILL ROAD

BARHILL ROAD, DALBEATTIE

Galbraith



## PLOTS AT BARHILL ROAD, BARHILL ROAD, DALBEATTIE

Two plots in an exclusive edge of town residential area, close to Barhill Wood.

Castle Douglas 6 miles ■ Dumfries 13 miles ■ Carlisle 47 miles

**Plot 1- Offers Over £80,000**

**Plot 2 - Offers Over £110,000**

- Plot 1 with outline planning permission for one dwellinghouse, approx. 0.27 acres
- Plot 2 - with full planning permission for one 3 bedroom dwellinghouse, approx. 0.74 acres
- Could be sold as one larger plot utilising the planning for Plot 2
- Lovely location on the edge of town close to Barhill Wood
- Exclusive residential area of individually designed properties



# Galbraith

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 OnTheMarket



**Galbraith**

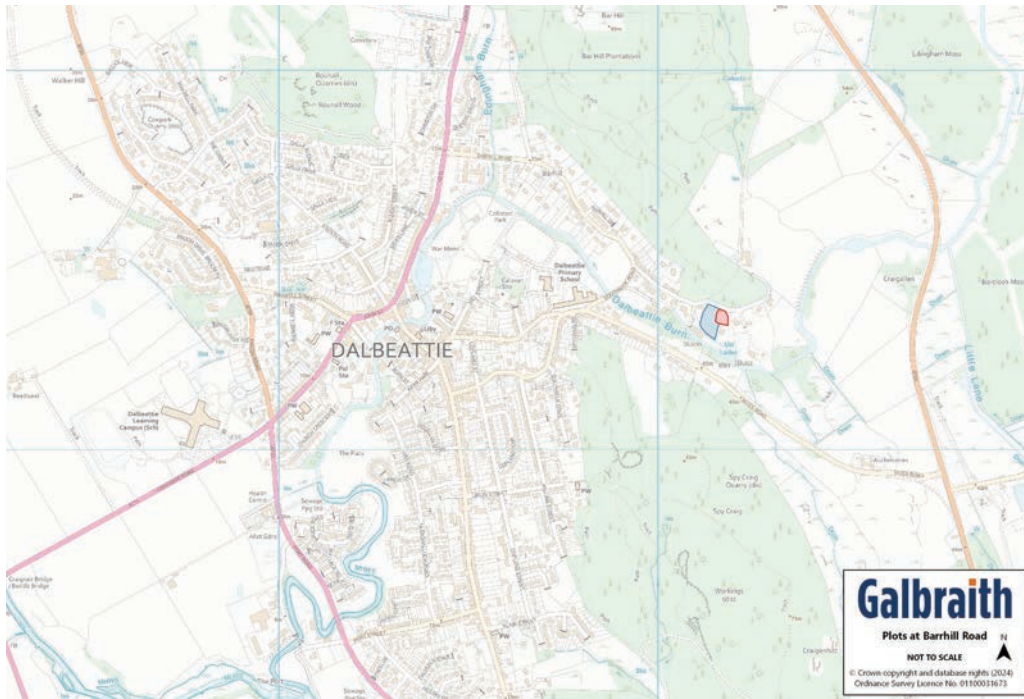
Plots at Barrhill Road

Plot 1 Plot 2

NOT TO SCALE



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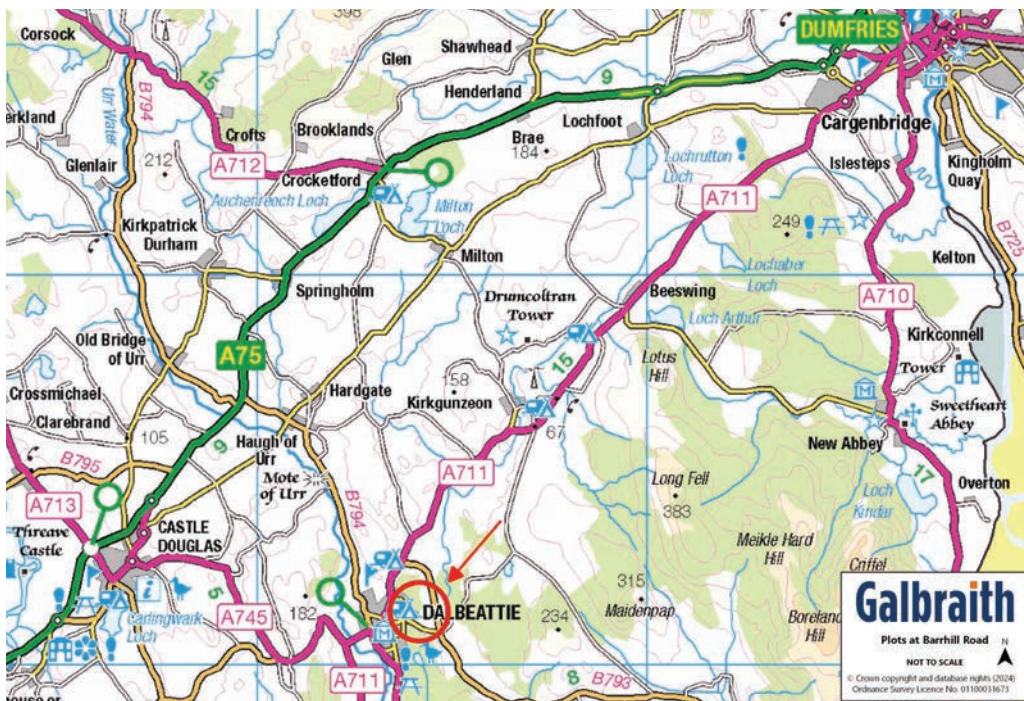


## SITUATION

The plots sit in a wonderfully scenic position on Barhill Road, which runs close to Barhill Wood on the edge of Dalbeattie. Dalbeattie nestles in the valley of the River Urr, the name means “valley of the silver birch”. The town has a thriving and friendly community with a good range of shops, small supermarkets, cafes, hotels, restaurants. The town also has award winning butchers, a veterinary surgery, nursery, primary and secondary schools in a state of the art education campus, a museum, solicitors, a dental practice and a health centre. In addition there is a selection of sporting facilities including a park with boating lake, a bowling green, an active tennis club, football club and facilities, as well as a nine-hole golf course. In the summer months a Civic programme runs a variety of events enjoyed by the local community and visitors alike.

The nearby market town of Castle Douglas, known as Dumfries & Galloway’s Food Town, also provides a variety of shops, three supermarkets, health services, pool and leisure facilities, veterinary services, and a thriving livestock market. Dumfries which is approximately 13 miles distant and is the principal town in the area which provides a wider range of schools, shops, retail outlets, and other services including a major hospital, the Dumfries and Galloway Royal Infirmary. Dumfries is home to the Crichton campuses of both Glasgow University and the University of the West of Scotland.

Communications to the area are good. There are mainline railway stations in both Dumfries and Lockerbie, providing excellent links to both the north and south. The M74 motorway network is 42 miles distant, and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport 63 miles north, and Edinburgh and Glasgow both 96 miles.



## DESCRIPTION

Plot 1 sits nestled between the larger Plot 2 and the neighbouring property, Darach. It allows for a house and parking area, with a manageable sized garden.

Full details can be viewed on the planning portal of Dumfries & Galloway Council ref number: 24/0698/PIP

Plot 2 is an opportunity to obtain a large plot for a good sized home, garage and parking area with a spacious garden for a growing family, on the edge of a community minded town with a purpose built nursery/primary/secondary education campus.

Full details can be viewed on the planning portal of Dumfries & Galloway Council ref number: 23/0608/FUL

Both plots are in a prime location on the exclusive Barhill Road as it begins to stretch out into the countryside beyond. Established properties neighbour the plots, but are spaced for privacy, and all-in-all this is a quiet and peaceful residential area.

## SERVICES

The plots are currently un-serviced. It will be up to the buyer(s) to connect to the desired services. Most services should be available nearby given the established residential nature of the location.

### **FLOOD RISK**

There is a risk of flooding to the very edge of the southern boundary of Plot 2 from the Barr Burn and Mill Lade, but this mainly affects the properties to the south of the plots. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### **ACCESS/ SERVITUDES ETC**

There used to be overhead power cables crossing the plot via a pole which had to be moved to facilitate any building works/plans. This has been moved at the current owners' expense and the power cables now run underground.

There is a pedestrian right of access to and from Plot 2 at the southern boundary over the neighbouring property, but this has not been used in some time.

### **DIRECTIONS**

From the A75 take the turning signed Haugh of Urr onto the B794. Follow this road through the village and continue on for Dalbeattie. In Dalbeattie continue straight ahead until you come to the traffic lights at the cross junction. Turn left onto the A711 and continue through the town. Passing the park on your right, Barhill Road is the next turning on the right. Follow Barhill Road uphill, eventually passing a fenced meadow on the right. Do not turn downhill but carry straight on over. The plots can be found a little way on your right after a number of established properties.

### **POST CODE**

DG5 4HT

### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:  
folds.jazz.towels

### **SOLICITORS**

Hall Baird Solicitors Ltd  
The Old Exchange  
Castle Douglas  
Dumfries and Galloway  
DG7 1TJ

### **LOCAL AUTHORITY**

Dumfries & Galloway Council

### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

### **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.

### **HEALTH & SAFETY**

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

### **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 sale 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 in March 2024.



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