

# LAND AT BANKFIELD

GLENLUCE, NEWTON STEWART, DUMFRIES AND GALLOWAY



**Galbraith**







## LAND AT BANKFIELD, GLENLUCE, NEWTON STEWART, DUMFRIES AND GALLOWAY

**A versatile block of land with potential for residential development.**

Glenluce 0.5 miles ■ Stranraer 9.5 miles  
Newton Stewart 16 miles ■ Ayr 57 miles

**Acreage – 10.48 acres (4.24 hectares)**

**Offers Over £150,000**

- 4.74 acres (1.92 ha) silage land with residential development potential
- 3.21 acres (1.30 ha) grazing land
- 2.53 acres (1.02 ha) woodland
- Easily accessible from the A75
- Services located nearby
- Located within Glenluce settlement boundary within the Local Development Plan (LDP2)

# Galbraith

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 OnTheMarket







### SITUATION

The Land at Bankfield is situated on the edge of the village of Glenluce. Glenluce has a church, doctors surgery, shop, public house, bowling club, gym and a wider range of shops and amenities can be found in Stranraer, approximately nine miles from Bankfield. Stranraer has a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and a train station. The port of Cairnryan, just over 6 miles from Stranraer, has two ferry operators running passenger and freight services to Northern Ireland.

### DESCRIPTION

The Land at Bankfield extends to approximately 10.48 acres (4.24 ha) and is located in an attractive edge of village location. The land adjacent to Bankfield Farm, amounting to approximately 4.74 acres (1.91 ha), has formerly been zoned for housing within the Local Development Plan however, is now simply located within the settlement boundary. This land may have potential for residential development, subject to the necessary planning consents. Alternatively, this land is capable of silage production.

The land to the west, extending to 3.21 acres (1.30 ha) presents an additional block of grazing land - well suited to pony paddocks. This land lies at a much lower elevation - 8m above sea level. 'Lady Burn' flows around the perimeter of this field, giving it a peaceful backdrop.

A small area of amenity woodland divides the grazing and development land - providing privacy from the neighbouring primary school or any future development. This woodland is located on a sharp incline - rising from 8m at the bottom to 23m at the top.

The land is served by a mains supply of water. Other services are located nearby. The land at Bankfield is bound by post and wire fencing.

The Land at Bankfield is burdened by a right of pre-emption to a third party. Any offers received for the land will be subject to the third party not exercising their right of pre-emption.

### DIRECTIONS

Enter Glenluce from the A75, either along the Old Military Road or Main Street. When you enter the village, continue to the crossroads, opposite the old Bank of Scotland buildings. To access the land adjacent to Bankfield Farm turn towards the bowling green, along Bankfield Road and follow this road over the bridge. Continue straight on past a number of properties on your right until you can drive no further, the access to field is on the right hand side, beyond The Stables.

### POST CODE

DG8 OJE

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///appear.masks.hologram

### SOLICITORS

McAndrew & Richardson  
44 Hanover Street  
Stranraer  
DG9 7RP





### LOCAL AUTHORITY

Dumfries & Galloway Council  
Carruthers House,  
English Street,  
Dumfries DG1 2DD

Tel: 030 33 33 3000

### 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.

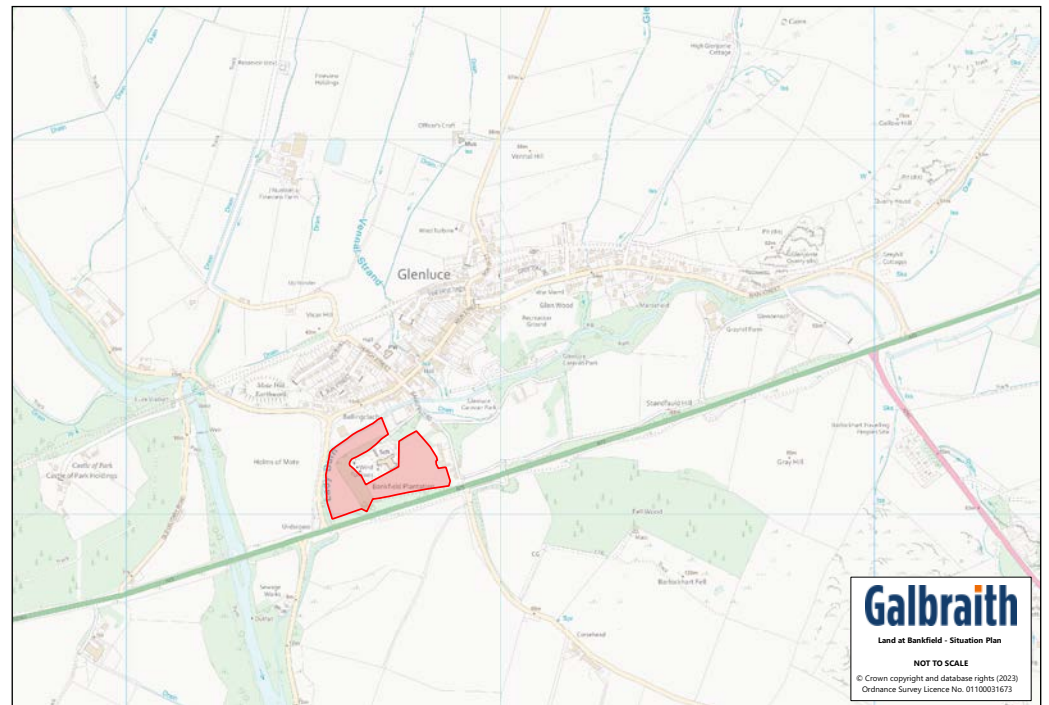
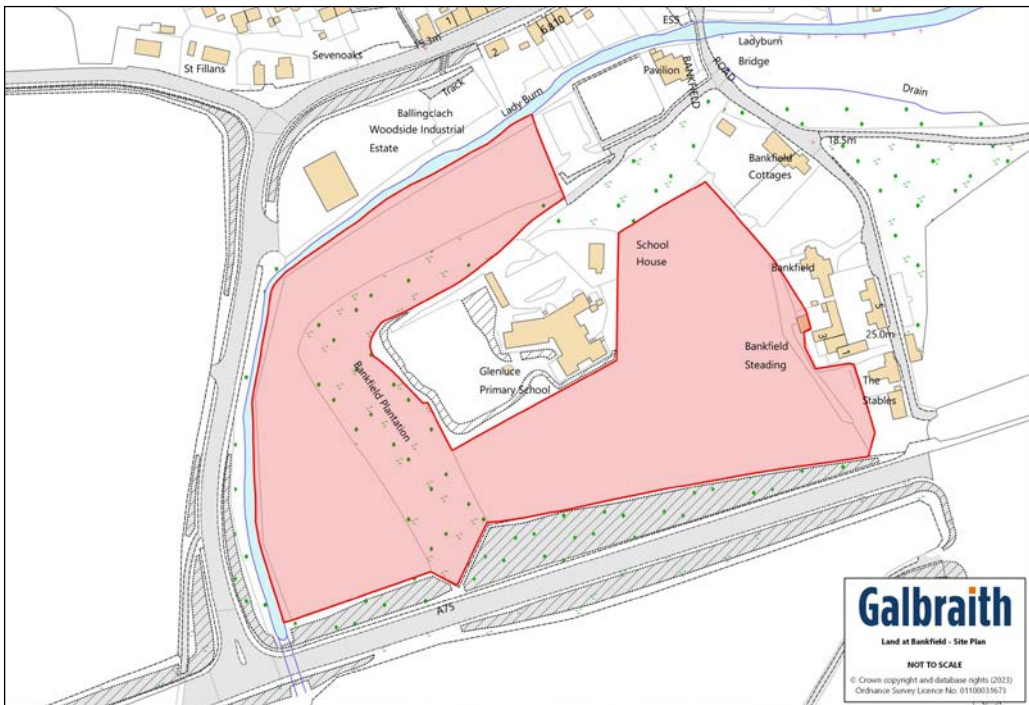
Failure to provide required identification may result in an offer not being considered.



### 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. Photographs taken in March 2023.









**Galbraith**

  
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