



Galbraith

# PLOTS 1 & 2 (THE WARREN)

QUARRY ROAD, KIPPFORD





**PLOT 2**

**PLOT 1**



## PLOTS 1 & 2 (THE WARREN), QUARRY ROAD, KIPPFORD

Two sizeable development plots within a wooded residential development in the popular coastal village of Kippford

Dalbeattie 4 miles ■ Dumfries 17 miles

Plot 1 - Offers Over £135,000 (0.65 acres/2647 sq m)

Plot 2 - Offers Over £110,000 (0.35 acres/ 1424 sq m)

- Coastal village plots
- Rarely available
- Easy reach of the local amenities
- Planning in principle 24/0741/PIP

# Galbraith

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 OnTheMarket





## SITUATION

The sites enjoy a peaceful edge of village location only a short distance from amenities. Kippford is perennially popular, featuring beautiful coastal walks, as well as being on the edge of the Dalbeattie Woods, which is great for cycling and walking. There are two inns (serving meals and local ales), the RYA award-winning Solway Sailing Club, a cafe/gift shop, village hall, an RNLI station, 9 hole golf course with tea room, and a pottery. The small village of Colvend, just 2.5 miles along the A710, is home to an excellent village store, cafe, an 18-hole golf course, and the highest-rated primary school along the Solway Coast. The nearby town of Dalbeattie has a useful range of shops, cafes, hotels, restaurants, veterinary services, primary and secondary schools, health centre, solicitors, and a park. Castle Douglas, a market town known as Dumfries and Galloway's Food Town, has in addition, many independent retailers, a thriving livestock market, and an eighteen hole golf course. The regional capital, Dumfries, (around 18 miles east) provides a wider range of services including a major hospital, the Dumfries and Galloway Royal Infirmary. The town, once the home of the National Bard and Ploughman Poet Rabbin Burns, is now home to the Crichton campuses of Glasgow University and the University of the West of Scotland

## DESCRIPTION

The development plots are within an attractive residential setting with planning in principle for one dwelling per plot. Providing a rare opportunity to create beautiful homes in a highly sought after coastal location within Dumfries and Galloway. The plots are within easy reach of the Marina and local amenities and offers two sizeable plots in a peaceful wooded setting within an existing development.

Both plots would have a right of access over the private lane.

\*\* An additional triangle of land is available by separate negotiation which houses the electrical transformer.\*\*

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Plot 2 - Offers Over £110,000 (0.35 acres/ 1424 sq m)

## PLANNING

Planning in Principle for the erection of two dwellinghouses. One per plot. This is subject to the additional conditions within the approval granted August 26th 2024. Planning reference: 24/0741/PIP to access the details online. Or please ask the agent and this can be provided.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Band N/A	N/A	FTTC *	YES

\* Fibre To The Cabinet

## FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## POST CODE

DG5 4PB

## WHAT3WORDS

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

CRASS. STABLE. DROOLING



## SOLICITORS

Walker & Sharpe  
37 George Street  
Dumfries  
DG1 1EB

## 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.

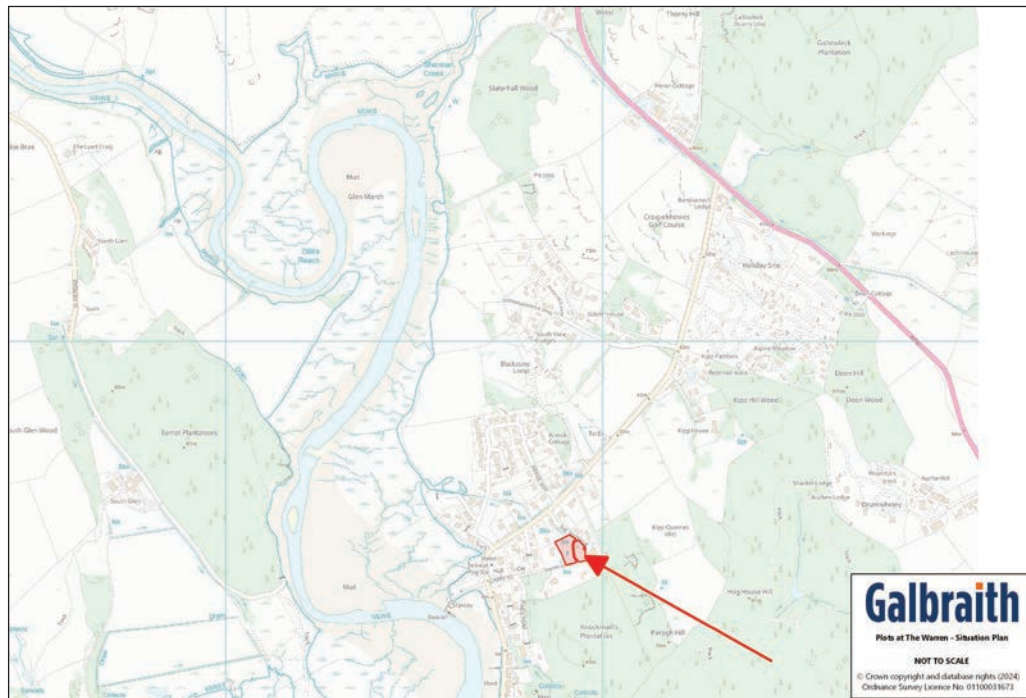
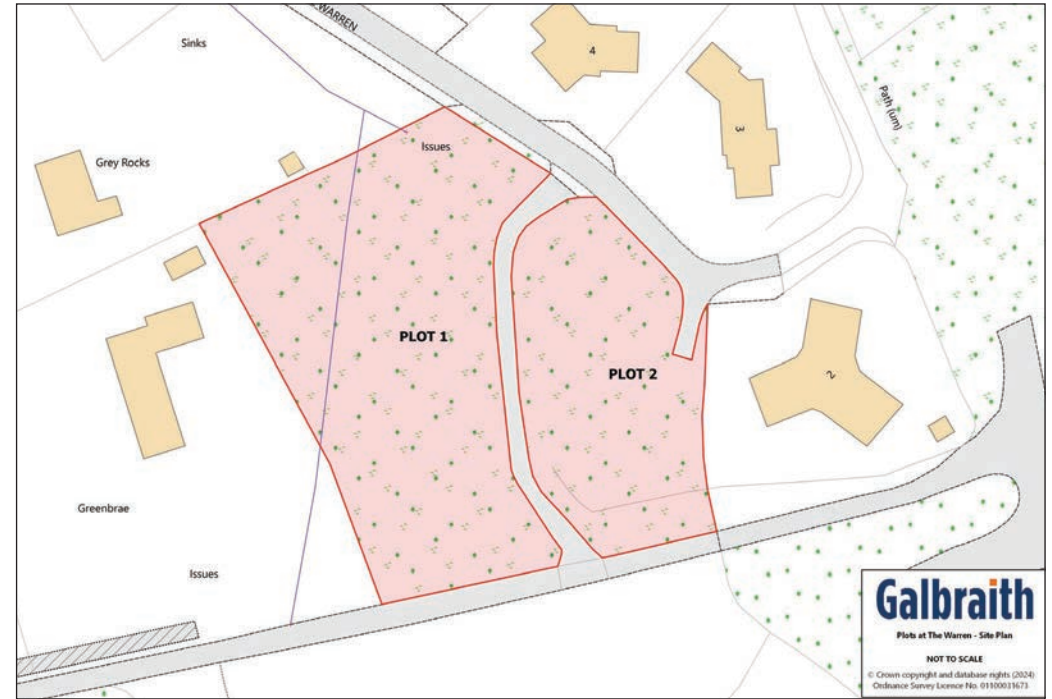
## HEALTH & SAFETY

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.

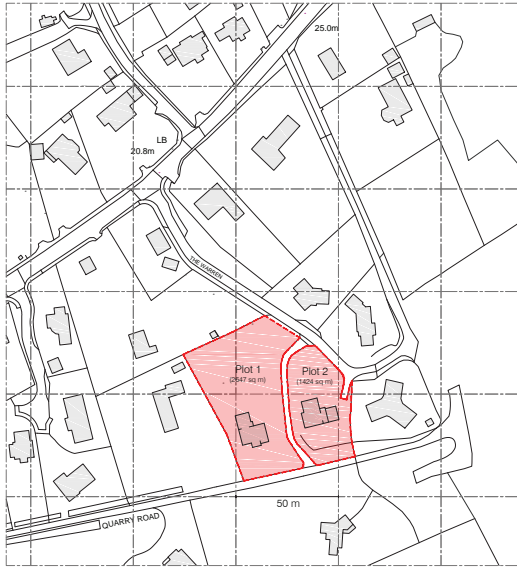


**IMPORTANT NOTES**

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 September 2024



Proposals outlined within Planning application.



location plan 1:2500 @ A3



site plan 1:500 @ A3

**Proposed House Plots**  
 The Warren, Kippford,  
 Dumfries & Galloway, DG5 4GZ.  
**OUTLINE PROPOSAL**  
 INDICATIVE  
Based on: Crown Copyright and database rights 2024. OS AC0000813445.  
 Refer to Tree Survey Drawings

**CONCEPT SUPPORT Ltd**  
 PROJECT DEVELOPMENT  
Edinburgh  
 1 Meadowfield  
 Halker Road Ends  
 Currie  
 Midlothian  
 TEL UK: 01228 672032

File: CS-KIP Warren 01 Day No: 001 Sl 01  
 Date: 03/04/2024 Scale: 1:250(A1) or 500(A3)  
 Rev:

**(Preliminary)**  
**WORK IN PROGRESS**

Stage: **OUTLINE APPLICATION / FEASIBILITY**

THIS DRAWING MAY NOT BE USED WITHOUT PLANNING PERMISSION & FULL BUILDING CONTROL APPROVAL.









**PLOT 1**

**PLOT 2**

**Galbraith**

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