



**PLOT IN ROCKCLIFFE VILLAGE**

ROCKCLIFFE, DALBEATTIE

**Galbraith**







## PLOT IN ROCKCLIFFE VILLAGE, ROCKCLIFFE, DALBEATTIE

A once-in-a-lifetime opportunity to acquire a plot in a fabulous location with stunning beach and island views

Dalbeattie 6 miles ■ Castle Douglas 10.5 miles ■ Dumfries 20 miles

Acreage 0.7 acres (0.28 hectares)

Offers Over £225,000

- Planning in Principle for one dwellinghouse
- Views of Rockcliffe Beach and the Urr Estuary
- Rarely available plot in the heart of the village

# Galbraith

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com





## SITUATION

The plot sits elevated above the beach in a quiet residential lane in the sought after coastal village of Rockcliffe. Rockcliffe is a popular holiday and summer destination, with a quaint waterfront of detached properties, many of which are the original Victorian villas built to enjoy the benefits of the mild climate and sea swimming. Today, Rockcliffe beach is still popular with swimmers and holiday makers alike. Much of the land surrounding the village is in the care of The National Trust for Scotland, and is very picturesque. Mote of Mark is the site of a 5th & 6th century fort, and there are stunning views from the top. There are walks from Rockcliffe along the coastal path to Sandyhills, as well as a woodland walk over to the neighbouring village of Kippford.

Shops, schools, and services are available in Dalbeattie and Castle Douglas, with a broader range available in Dumfries, the regional capital some 20 miles east. A small shop is situated in nearby Colvend, and there are two pubs in Kippford, where there is also a yacht club and moorings.

There are mainline train stations in Dumfries and Lockerbie, with access to the motorway network at Moffat (M74), Lockerbie (M74) and Gretna (M6). Glasgow and Edinburgh airports are both around 2 hours' drive away.

## DESCRIPTION

A hugely desirable plot with outline permission for one house. This plot is unique and possibly the last remaining plot opportunity in this part of the village. With views over the beach and the estuary beyond, it is just waiting for someone to build a fabulous holiday retreat or a stunning forever home in this beautiful part of the world.

## PLANNING

Planning in principle was granted on 25th September 2023. Full details are available on Dumfries & Galloway Council Planning Portal.

Ref: 23/1103/PIP

## SERVICES

The plot is un-serviced. It will be up to the purchaser to connect to the desired services. Most services should be available nearby given the established residential nature of the location.

## FLOOD RISK

There is no specific flood risk to the property.

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

## NATIONAL TRUST FOR SCOTLAND

There is a deed of conditions over the base title, of which the plot forms part, in favour of the National Trust For Scotland. A copy is available from the selling agent, but can be summarised as:

- 1.) Domestic dwelling only, 1 family
- 2.) No other buildings without NTS consent
- 3.) No topping or felling of trees except dangerous or in way of power lines
- 4.) No camping except one caravan or tent for private use
- 5.) No masts, telegraph poles or like erections other than existing
- 6.) No quarrying of land

The National Trust For Scotland also has a say in any new build and will require information on detailed plans as follows:

- Details of the proposed access, indicative drawings, design and detail.
- Detail of the proposed change to roadside treatment, i.e. walls/hedging etc, reflecting the requirement for sight lines and the restriction that there should be nothing higher than 1m.
- Landscape mitigation plan.
- Sectional views to demonstrate visual impact.
- Detail of the proposed dwellings.

We recommend consulting with your solicitor over the implications of all of the above before making an offer.





### DIRECTIONS

From the A710 coast road, in Colvend Village, take the turning signed Rockcliffe. Follow this road all the way down to the village. Continue on along the beach front road, then turn right uphill signed for Baron's Craig. Follow the road around to the left. The plot is immediately on the right hand side.

### POST CODE

DG5 4QF

### WHAT3WORDS

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

### SOLICITORS

JHS Law  
8 Bank Street  
Dumfries  
DG1 2NS

### 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

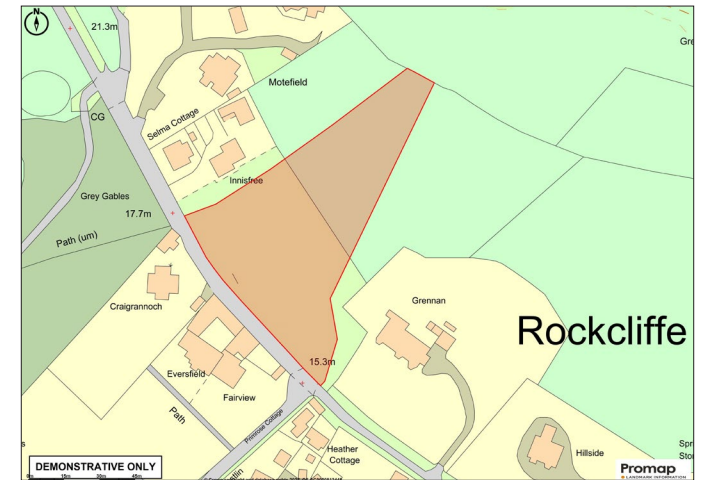
Failure to provide required identification may result in an offer not being considered.

### 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 February 2025.







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