

PLOT 2 AUCHENMALG
GLENLUCE, NEWTON STEWART



PLOT 2 AUCHENMALG, GLENLUCE, NEWTON STEWART

A sizeable development plot situated by the Luce Bay coastline with far reaching views incorporating the Mull of Galloway and Isle of Man.

Glenluce 5.3 miles ■ Port William 8.3 miles ■ Wigtown 13.6 miles
Stranraer 14.3 miles ■ Newton Stewart 19 miles

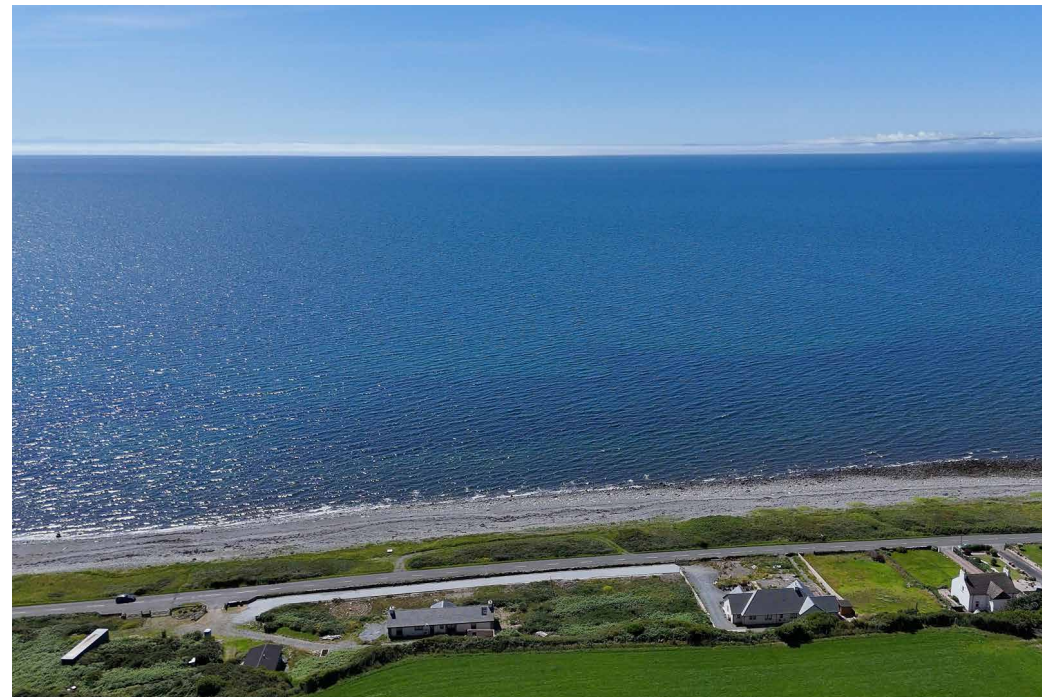
- Walking distance the beach
- Planning permission for a 3-bedroom property with first floor living area.
- Stunning coastal views in an area of natural beauty

Acreage 0.46 acres (0.18 hectares)

Guide Price £115,000

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

Auchenmalg is a small coastal hamlet, with far reaching views incorporating the Mull of Galloway and the Isle of Man. Glenluce, the nearest village has a primary school, church, doctor's surgery, shop, public house and bowling club, and a wider range of shops and amenities can be found in Stranraer, approximately fourteen miles from Auchenmalg. Stranraer benefits from a secondary school (Stranraer Academy, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and the Ryan Leisure Centre and Theatre. Both curling and horse riding are very popular in the area, nearby Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle Hotel. There are also numerous golf courses nearby including Wigtownshire County Golf Club, approximately 6.4 miles distant, Stranraer Golf Club at Creachmore 17.4 miles, Dunskey at Portpatrick 19.2 and it is only 47 miles to the famous Turnberry Golf Club. Stranraer has a marina located at the southern end of Loch Ryan, and hosts an annual Oyster Festival to promote the wonderful Loch Ryan oysters and other local food and drink. The Loch also hosts major sporting events.

Communications in the area are good, there is a regular bus service passing and trains to Ayr and Glasgow are available from the station in Stranraer. The Port of Cairnryan is just over 6 miles from Stranraer and two ferry operators run passenger and freight services to Northern Ireland both Larne & Belfast.

DESCRIPTION

Attractive coastal Building plot with planning permission for a three-bedroom property, offering a rare opportunity to create a beautiful home in a highly sought after coastal location within Dumfries and Galloway. The plot offers a sizeable site within an existing development, sitting between two completed properties. Access to the plot is via a private lane which belongs to Taigh Bruadar, formerly Plot 1, see Access/Third Party Rights of Access/Servitudes section below. Ducting is in place for services to be connected. Plot 2 is within easy reach of a slipway, providing the perfect place to launch a small boat.

PLANNING

Planning permission has been granted for the erection of one dwellinghouse. This is subject to the additional conditions within the approval granted in October 2022 for a 3 bedroom 1.5 storey dwellinghouse and garage. For further information please refer to Dumfries and Galloway Planning Department website using reference 22/1111/FUL. Plans include an air source heat pump and underfloor heating.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Air Source	N/A	N/A	FTTC	YES

FLOOD RISK

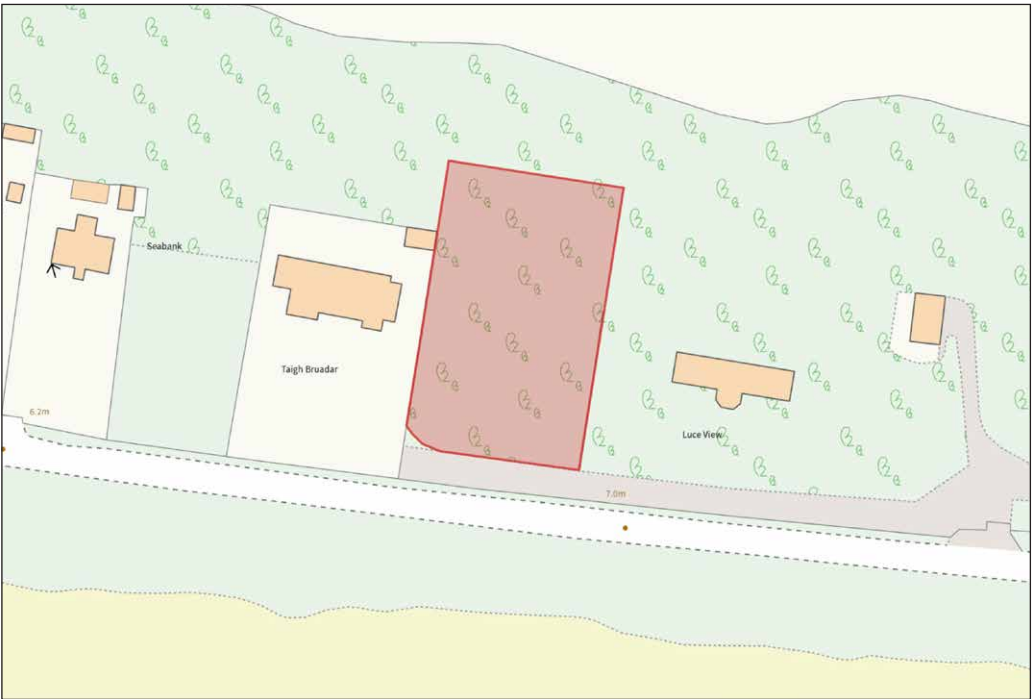
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The access to the plot is via a private lane which belongs to Taigh Bruadar (formerly Plot 1). An annual maintenance charge of £500 per annum will require to be paid to the owners of Plot 1, commencing in January 2026. Once building on Plot 2 is completed, the access road from Plot 2 to the turning circle and gate will be upgraded with tarmac. At this point, the annual maintenance will increase to £750 per annum. Fees may be reviewed in line with inflation and any increased maintenance costs. These will be advised with a minimum of 3 months' notice being provided.

DIRECTIONS

From the A75 at Glenluce take the A747 signposted to Port William and continue for approximately 4.5 miles, the entrance to all three properties is on the left, Plot 2 is situated between the two new built properties.



POST CODE
DG8 0JU

WHAT3WORDS

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

SOLICITORS

Nicol Harvey and Pierce
31 Lewis Street
Stranraer
DG9 7AB

LOCAL AUTHORITY

Dumfries and 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

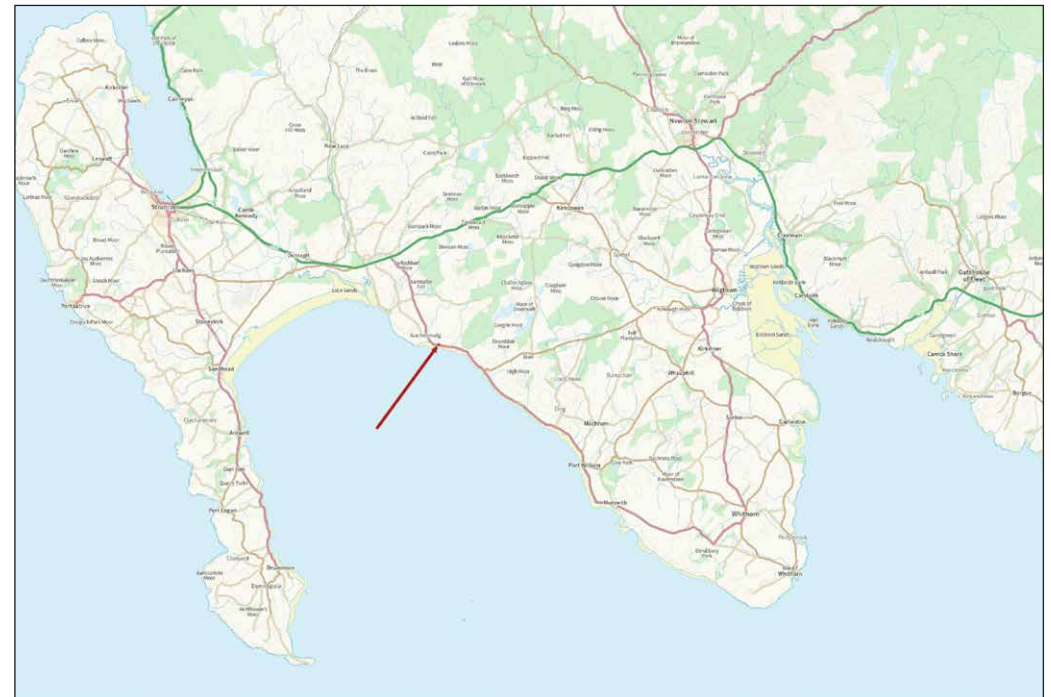
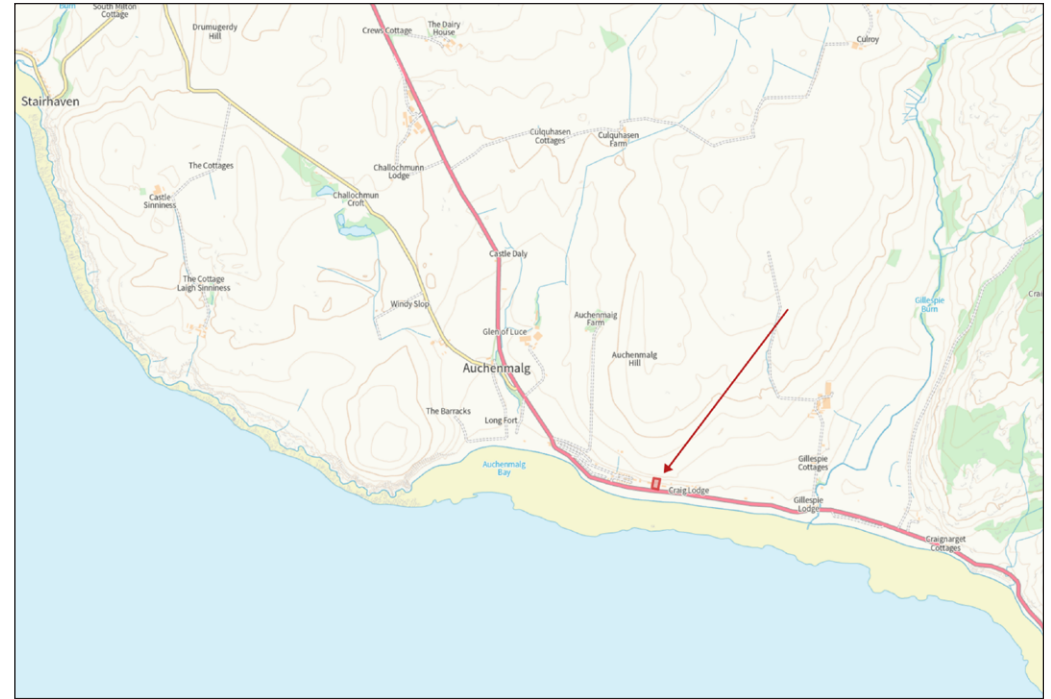
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection.

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 July 2025.





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE