

An aerial photograph of Dumfries, Scotland, showing a dense residential area with a river and a bridge. The image captures a wide view of the town, including a large brick building on the left, a river with a bridge in the center, and a residential development in the foreground. The background shows rolling hills and a clear sky.

Galbraith

**THE ROTCHELL**  
CORBELLY HILL, DUMFRIES



# THE ROTCHELL, CORBELLY HILL, DUMFRIES

**Desirable cleared development site within a popular residential area of Dumfries.**

Carlisle 36 miles ■ Glasgow 78 miles ■ Edinburgh 81 miles

**Acreage 0.45 acres (0.18 hectares)**

**Offers Over £275,000**

**For Sale as a whole**

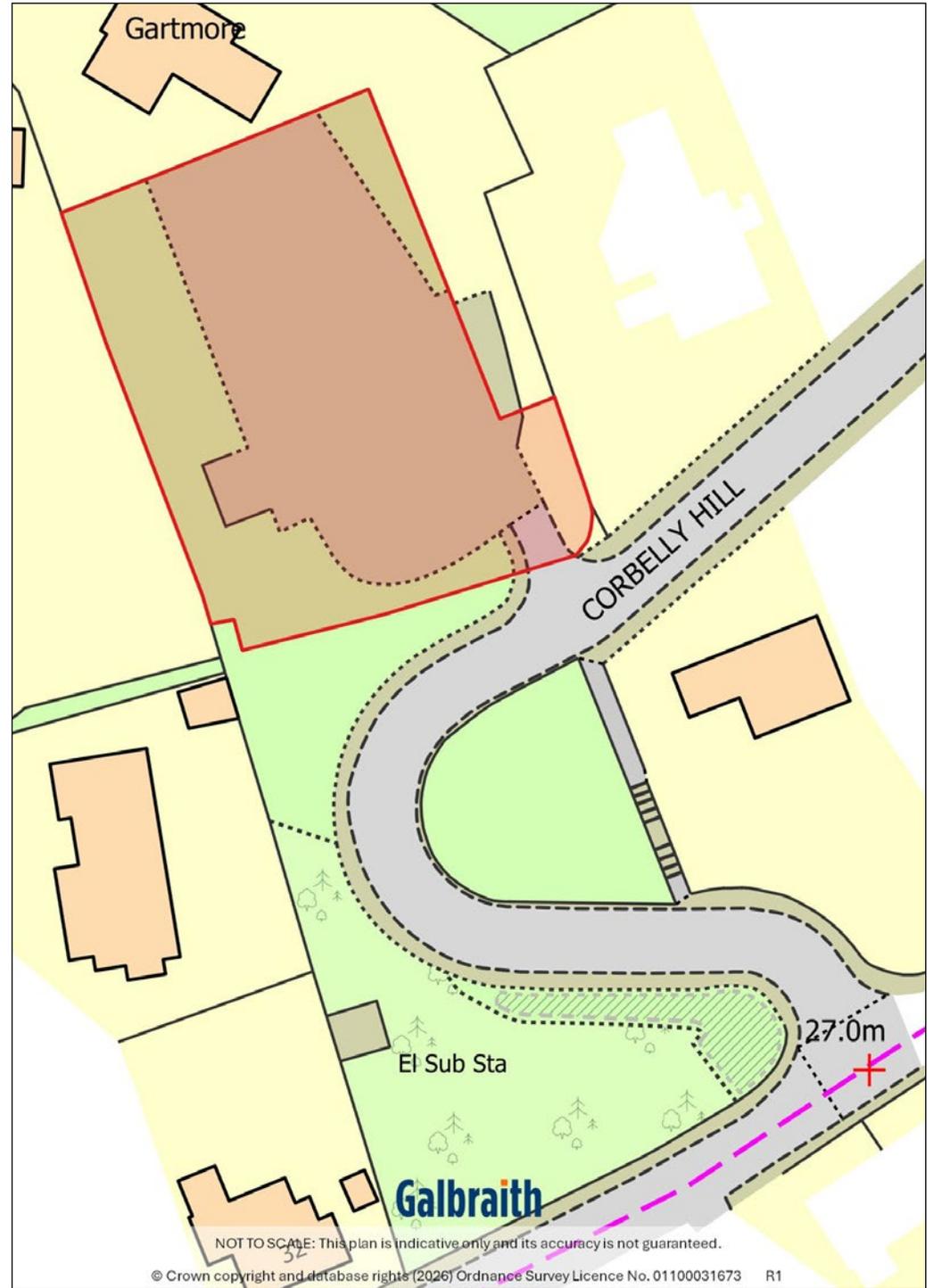
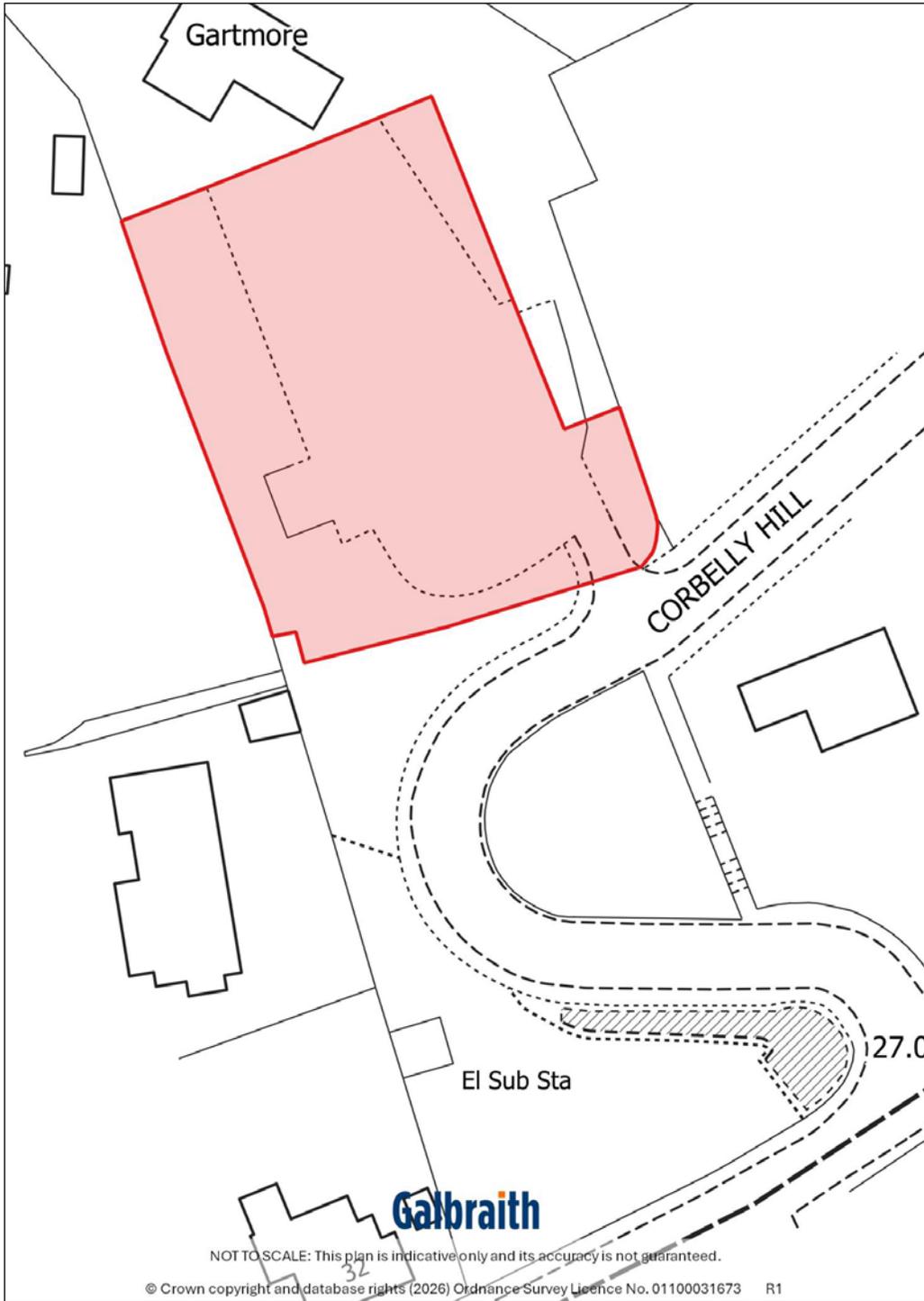
- Planning in Principle for two dwelling houses or for one larger dwelling (subject to permission)
- Far reaching views over the town and countryside beyond.
- Full documentation on D & G Planning Website - Planning reference: 23/2398/PIP (Granted 1st July 2024)
- Appealing location with excellent communication links
- Services to the site

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 **OnTheMarket**





## **SITUATION**

The site is situated in a highly attractive residential area in an elevated location within Dumfries. Situated within easy walking distance of the town and its amenities and easy reach of the A75 and the Dumfries bypass for links east and west of the region and connections to the Motorway to the North & South. Dumfries is the principal town in the area, and provides a wide range of schools, shops, retail outlets, and many other services including the Dumfries and Galloway Royal Infirmary, which is just a short distance from The Rotchell.

## **DESCRIPTION**

A prime development opportunity situated in a highly desirable and well established town location. The site previously housed The Rotchell Hotel, this has now been entirely cleared and offers a very rare opportunity to purchase development space measuring just under 0.5 acre, within the town itself. The site occupies a prominent position within the heart of the town, benefiting from far reaching views over the town and countryside beyond and immediate access to a wide range of amenities. Services to the site, having previously been a hotel.

Permission for two properties in principle but could also lend to site for one larger build, subject to the approval of detailed plans.

The site is offered for sale as a whole only and following completion of sale it will be the responsibility of the purchaser to proceed through the required planning stages.

## **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**

Gartmore to the rear of the site has a right of access over the drive.

## **POST CODE**

DG2 7SQ

## **WHAT3WORDS**

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

CURIOSITY.DAYDREAMS.WISDOM

## **SOLICITORS**

AB & A MATTHEWS  
The Old Bank  
Buccleuch Street Bridge  
DG2 7TJ

## **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.

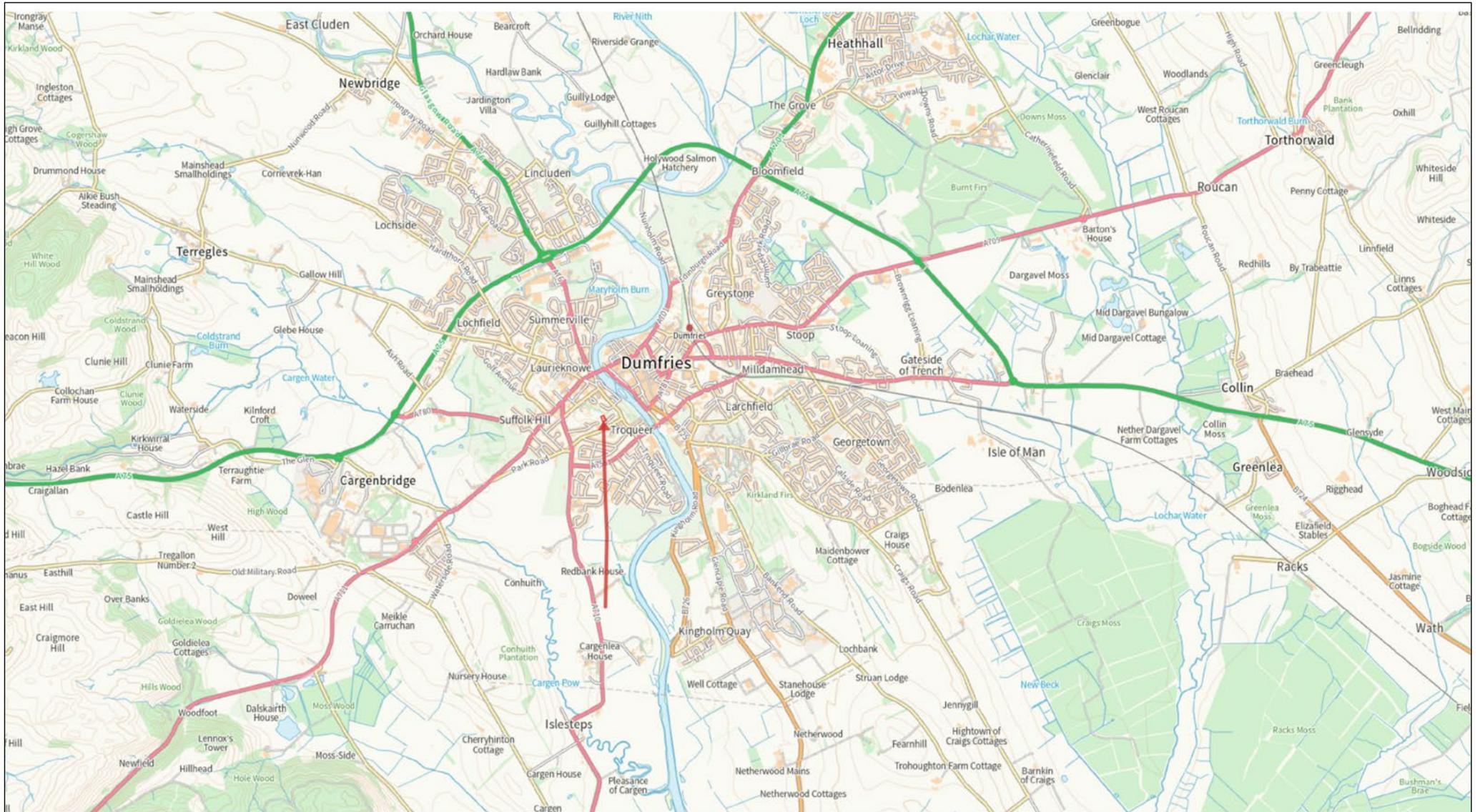
## **ANTI MONEY LAUNDERING (AML) REGULATIONS**

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 February 2026.



**Galbraith**

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PLEASE RECYCLE