

Plots At Arvie

Corsock | Castle Douglas | Dumfries and Galloway



Galbraith



Well situated plot with planning permission in principle for four dwellinghouses.



Corsock 0.1 miles | Castle Douglas 10.1 miles | Dumfries 15.8 miles

(All distances are approximate)

Acreage 0.83 acres (0.34 hectares)

Accessible site with direct entry off A712

Close proximity to Corsock village

Attractive outlook

Planning permission in principle for four dwellinghouses

Offers Over £120,000

Galbraith

93 King Street | Castle Douglas | DG7 1AE
T: 01556 505 346 | E: castledouglas@galbraithgroup.com

galbraithgroup.com

Description

The Plots at Arvie extend to approximately 0.83 acres (0.34 hectares) and benefit from planning permission in principle for four dwelling houses – ref: 25/2136/PIP. The plots can be accessed directly from the A712 public road. The site is generally flat and currently used for grazing. The plot provides an attractive opportunity with the potential for residential development.

It is estimated that the subject has reasonable capacity for four dwellinghouses, but would also be suitable for a single house or two houses, subject to the necessary consents. Any further planning enquiries can be directed to Dumfries & Galloway Council – 030 33 33 3000

Flood Risk

According to the SEPA website, the site has a 10% chance of surface water or small watercourse flooding each year. 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

Access for the plot is directly from the A712. Services are present on site but would need to be connected into by purchaser. There is mains water which is piped underneath the site, electric to neighbouring properties and a full fibre connection available. Purchasers must satisfy themselves as to the availability of services on site.

Directions

If arriving from the south, from the village of Crocketford, head along the A712 for approximately 6 miles until Corsock is reached. Continue through Corsock for approximately 0.2 miles and the plot sits on the right hand side before the national speed limit sign. If arriving from the north, from the village of Balmaclellan, head along the A712 for approximately 7.5 miles until Corsock is reached. The plot sits on the left hand side just after the 30mph sign.



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Postcode: DG7 3DP

Solicitors

Walker & Sharpe, 37 George Street, Dumfries, DG1 1EB

Local Authority

Dumfries & Galloway Council
109-115 English Street
Dumfries
DG1 2DD

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

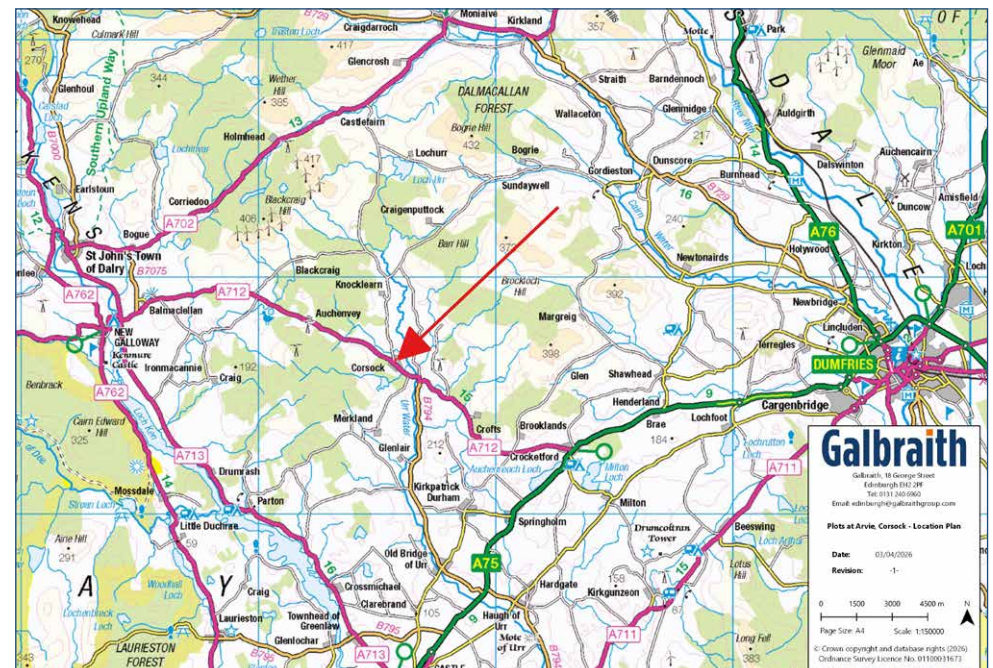
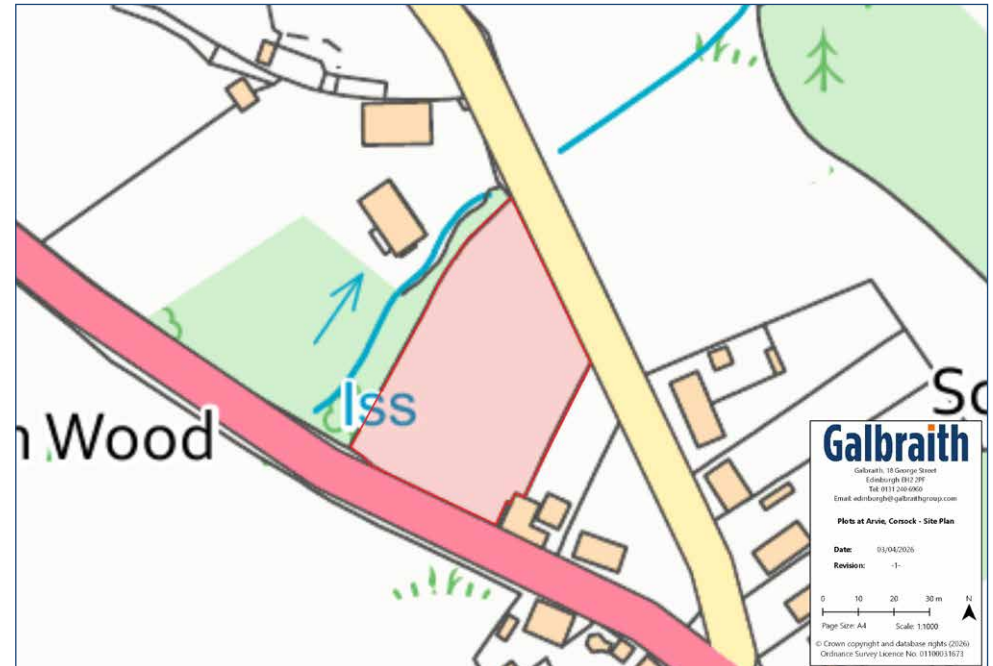
Appropriate caution should be exercised at all times during inspection particularly in reference to any uneven ground, any livestock present and working machinery and equipment on the property.

Finance

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.

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 April 2026.





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