



Development plot at Croalchapel

Closeburn, Thornhill, DG3 5HJ

Rare opportunity to purchase a building plot with Planning Permission extending in total to approximately 2,280 square metres set within a rural location within the small hamlet of Croalchapel which is located within three miles of Thornhill and only one mile from the main A76.



WILLIAMSON
& HENRY
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

Plot 4 at Croalchapel has Planning Consent for the erection of a dwellinghouse and garage, along with installation of a septic tank and soakaway, which can be viewed under Planning Reference 22/0420/FUL in Dumfries and Galloway's Planning Portal (www.dumgal.gov.uk).

Croalchapel is a small, rural hamlet surrounded by beautiful rolling countryside and lies within the catchment of the excellent Closeburn Primary School. It is situated some ten miles north of the town of Dumfries and three miles south of the popular village of Thornhill and only one mile from the main A76.

Thornhill is located in a scenic part of rural Dumfries and Galloway, steeped in history with quiet country lanes and heritage trails. Thornhill itself is vibrant and bustling with a multitude of local amenities, independent retail outlets such as, Thomas Tosh Café and art gallery, library, reputable secondary school, sporting facilities (including golf course, Bowling Green, tennis and squash courts).

Drumlanrig Castle & Gardens is only 4 miles away from Thornhill and has a number of pleasant woodland walks (suitable for dog walkers) and shop/café/adventure playground. The River Nith and surrounding area is renowned for salmon and trout fishing.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

GENERAL ENQUIRIES, VIEWING & OFFERS

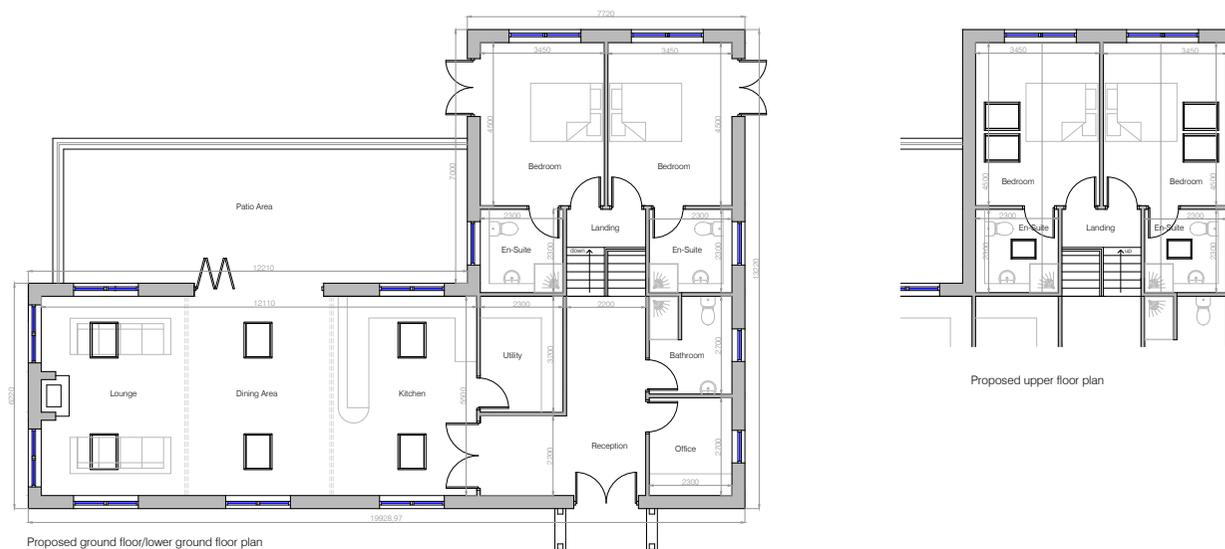
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/PL/WALKA04-01



www.williamsonandhenry.co.uk

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP

Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ