



Building Plots, Victoria Street, Kirkpatrick Durham, DG7 3HQ

From £55,000

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Building Plots, Victoria Street, Kirkpatrick Durham are being sold with outline planning permission for the erection dwellinghouses on Plots 1 and 2 and are located on the outskirts of the Conservation Village of Kirkpatrick Durham.

**PLOT 1 – OFFERS OVER £65,000**

1050 square metres or thereby

Outline planning permission for the erection of a dwellinghouse. Approximately 22.50 metres of frontage. It is understood drainage will be to a septic tank. A driveway to be formed and shared with the remaining plots will provide vehicular access to the rear of the property.

Outline Planning Permission for Plot 1 was granted under reference number 08/P/2/0349 on 7th October 2008 and renewed on 10th May 2017 under reference number 17/0157/PIP.

**PLOT 2 – OFFERS OVER £55,000**

810 square metres or thereby

Outline planning permission for the erection of a dwellinghouse. Approximately 30.00 metres of frontage. It is understood drainage will be to a septic tank. A driveway to be formed and shared with the remaining plots will provide vehicular access to the rear of the property.



Outline Planning Permission for Plot 2 was granted under reference number 09/P/2/0001 on 7th October 2008 and renewed on 10th May 2017 under reference number 17/0158/PIP.

Copies of the Outline planning permissions can be inspected by logging onto [www.dumgal.gov.uk](http://www.dumgal.gov.uk). Planning Permission : simple search.

### **GENERAL INFORMATION**

The village of Kirkpatrick Durham is approximately one mile from Springholm, where amenities can be found of a Primary School, public house/hotel and shop. Kirkpatrick Durham lies approximately 6 miles from the town of Castle Douglas, known as Scotland's Food Town where many local and individual shops and businesses providing a varied selection of gifts, food and services. There is a library and both primary and secondary schools in the town along with supermarkets, health services, churches, veterinary services and a thriving livestock market and golf course.

Dumfries and Galloway in general is renowned for its mild climate, diverse scenic beauty and offers varies outdoor activities including hill walking, fishing (loch, river and sea), shooting and stalking, sailing, other water sports and equestrian pursuits. The Seven Stanes Mountain Bike Range is a must for enthusiasts with one of the seven available in Dalbeattie – approximately 8 miles from Kirkpatrick Durham. Golfers are also well catered for in the area with numerous course throughout Dumfries and Galloway and a Championship Course at Southernness and also within easy driving distance of the Solway Coast.

Travel links to and from the area are very good. The location of the new Dumfries and Galloway Royal Infirmary is approximately 14 miles in distance. There is a main line railway station in Dumfries and also Lockerbie providing excellent links to both the north and south. The M6/M74 motorway network is 40 miles distant, and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport which is about one and a half hours drive to the North. Edinburgh, Glasgow and Newcastle can be reached in approximately two hours.



## **VIEWING**

The plot can be viewed without appointment at any time during daylight hours.

## **SERVICES**

Electricity, telephone, water and drainage services are close to the building plots, but are subject to the capacity available at the date of the Application to the utility providers.

Please note: the public sewer is nearby but we understand is currently at full capacity.

## **OFFERS**

Offers in Scottish Legal form should be lodged with the selling agents' Castle Douglas Office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date may be fixed for offers

## **ENTRY**

Subject to negotiation.

## **DIRECTIONS**

From Castle Douglas take the A75 road to Dumfries. On entering Springholm turn left at sign for Kirkpatrick Durham. On entering Kirkpatrick Durham, just after the 30 mile limit sign the building plots are situated on the left hand side.

# KIRKPATRICK DURHAM

70

victoria street

typical 4/5 bedroom house

PLOT 1

double garage with office or utility area

septic tank

area for septic tank soakaway

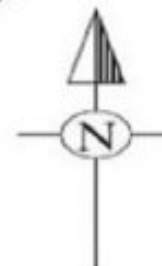
typical 4/5 bedroom house

PLOT 2

double garage

septic tank

area for septic tank soakaway



NX 2792 5702



HOUSE PLOTS 1 & 2 SHOWING TYPICAL 4/5 BEDROOM HOUSE & GARAGE (SUBJECT TO PLANNING PERMISSION) "OLD POLICE STATION" VICTORIA STREET, KIRKPATRICK DURHAM, CASTLE DOUGLAS DG7 3HQ

SITE PLAN.



west elevation



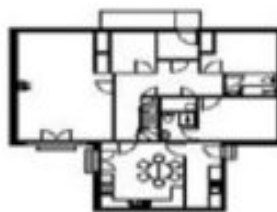
north elevation



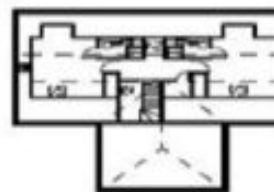
east elevation



south elevation



ground floor plan



upper floor plan

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DATE	DRAWING	REV
05.09.17	17 101 12/2	