



**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

FOR SALE

Development Plot at Mabie

Former Forestry Commission Offices, Dumfries, DG2 8HB

View from the Development Plot at Mabie

Development Plot at Mabie Former Forestry Commission Offices, Dumfries, DG2 8HB

The rare opportunity to acquire a development plot, in the scenic area of Mabie, with planning permission in principle for one dwelling house.

Situated adjacent to Mabie forest, at the Former Forestry Commission Offices, the development plot holds stunning uninterrupted views of the local landscape, with easy access to the market and county town of Dumfries and the picturesque village of New Abbey. The plot has excellent access to local services, the Galloway countryside and coastline.

- Popular Scenic location
- Easy access to the Solway AONB and the coastline
- Excellent Development potential

In a rare to the market location this plot has excellent development potential. The site is serviced with electricity, mains water and drainage to an existing shared septic tank.

Available as a whole

- New Abbey 3.2 miles
- Dumfries 5 miles
- Carlisle 37.5 miles

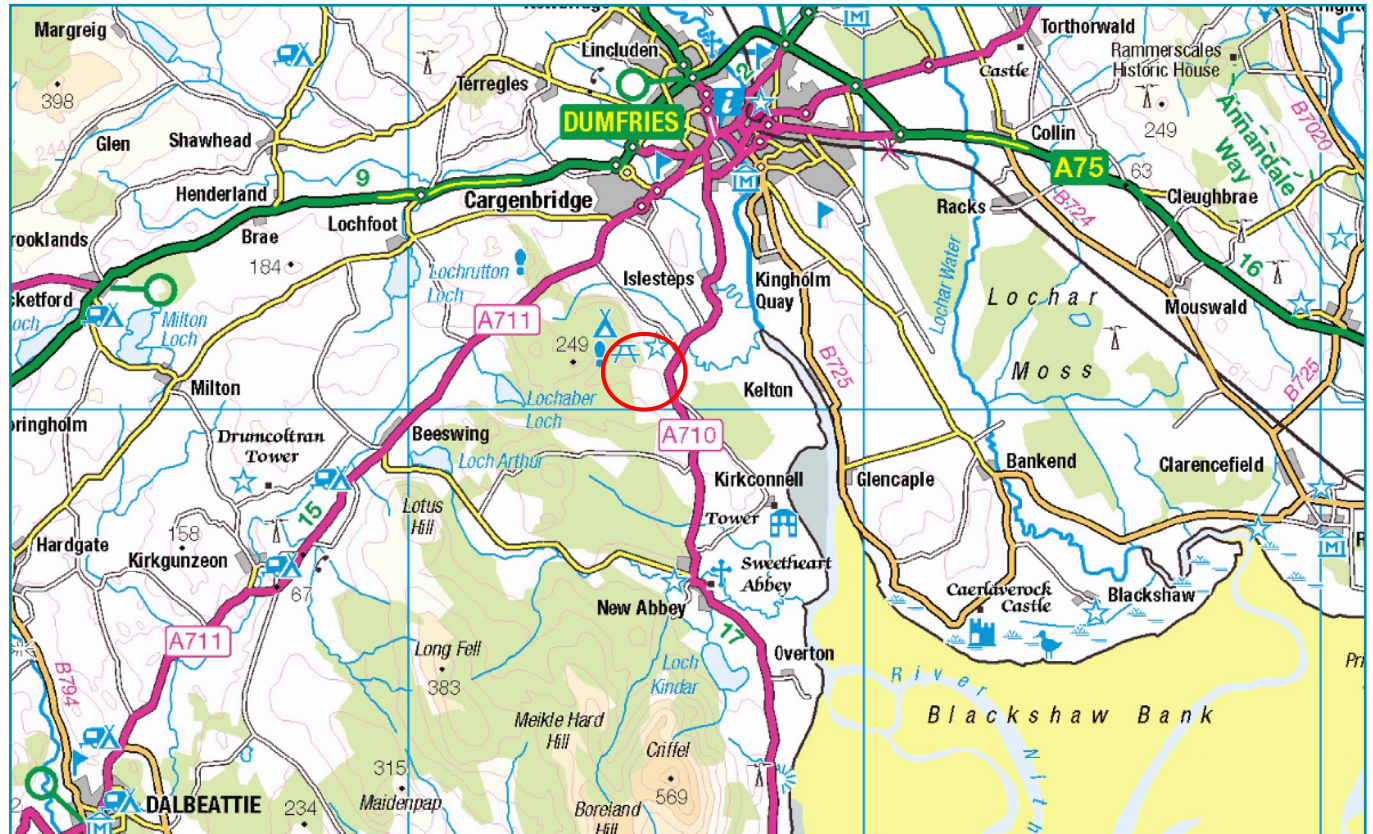
Selling agents

Davidson & Robertson

162 King Street
Castle Douglas
DG7 10A

Tel: 01556 502207
Email: sales@drrural.co.uk

www.drrural.co.uk



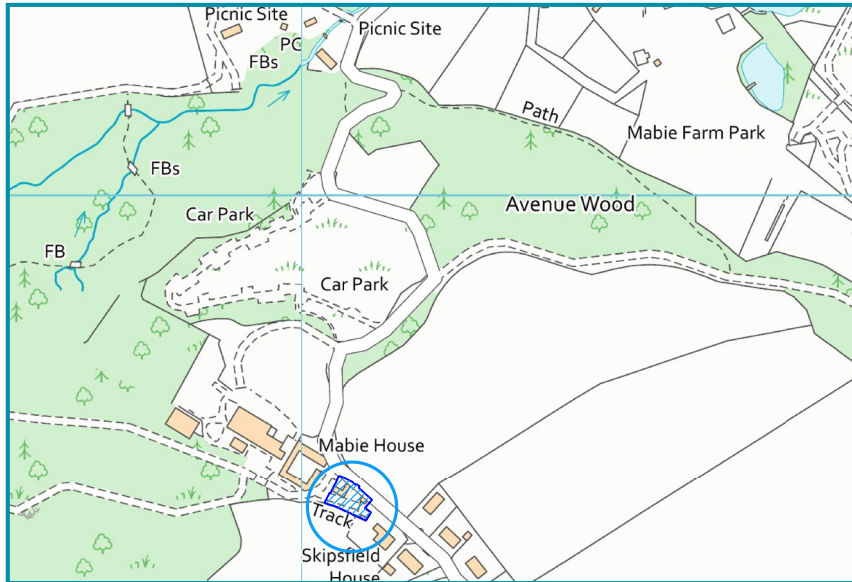
Situation

The site is located three miles from the quaint picturesque historic village of New Abbey with a village shop, popular tearoom, historic Sweetheart Abbey and popular walking route to Criffel.

Within five miles of the popular cultural hub and university town of Dumfries, the site has excellent access to local services and amenities. Dumfries is well served with an array of independent shops, hospitals, several large supermarkets, leisure businesses, golf course and community facilities.



Sweetheart Abbey, New Abbey



Mabie House Hotel



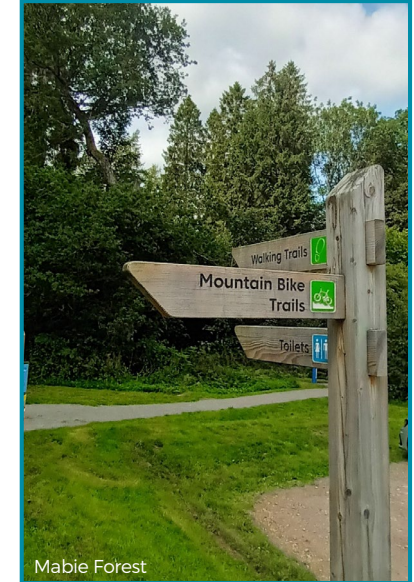
Powillimount beach



Criffel



Mabie Forest



Mabie Forest

Dumfries is well situated for the transport network with the M74/M6 affording quick access to Glasgow, Edinburgh and Carlisle. The nearest train station is in the centre of the Dumfries and there are excellent bus links throughout the town.

The site has good access to a number of primary schools in New Abbey and Dumfries and secondary education in Dumfries and Dalbeattie. The town hosts the University of the West of Scotland, alongside a variety of other further education facilities.

With easy access areas of natural and cultural significance including Mabie forest, the river Nith, the Solway coastline and Galloway countryside.

This area enjoys a varied and picturesque landscape, from the rugged undulating hills, moorland and forests of the Galloway uplands to the sandy bays, beaches and salt marshes of the Solway coastline. The area is nationally renowned for its natural heritage including the Galloway Forest Dark Sky Park, the Southern Ayrshire UNESCO Biosphere and the Solway Firth designated Area of Outstanding Natural Beauty AONB.

Access

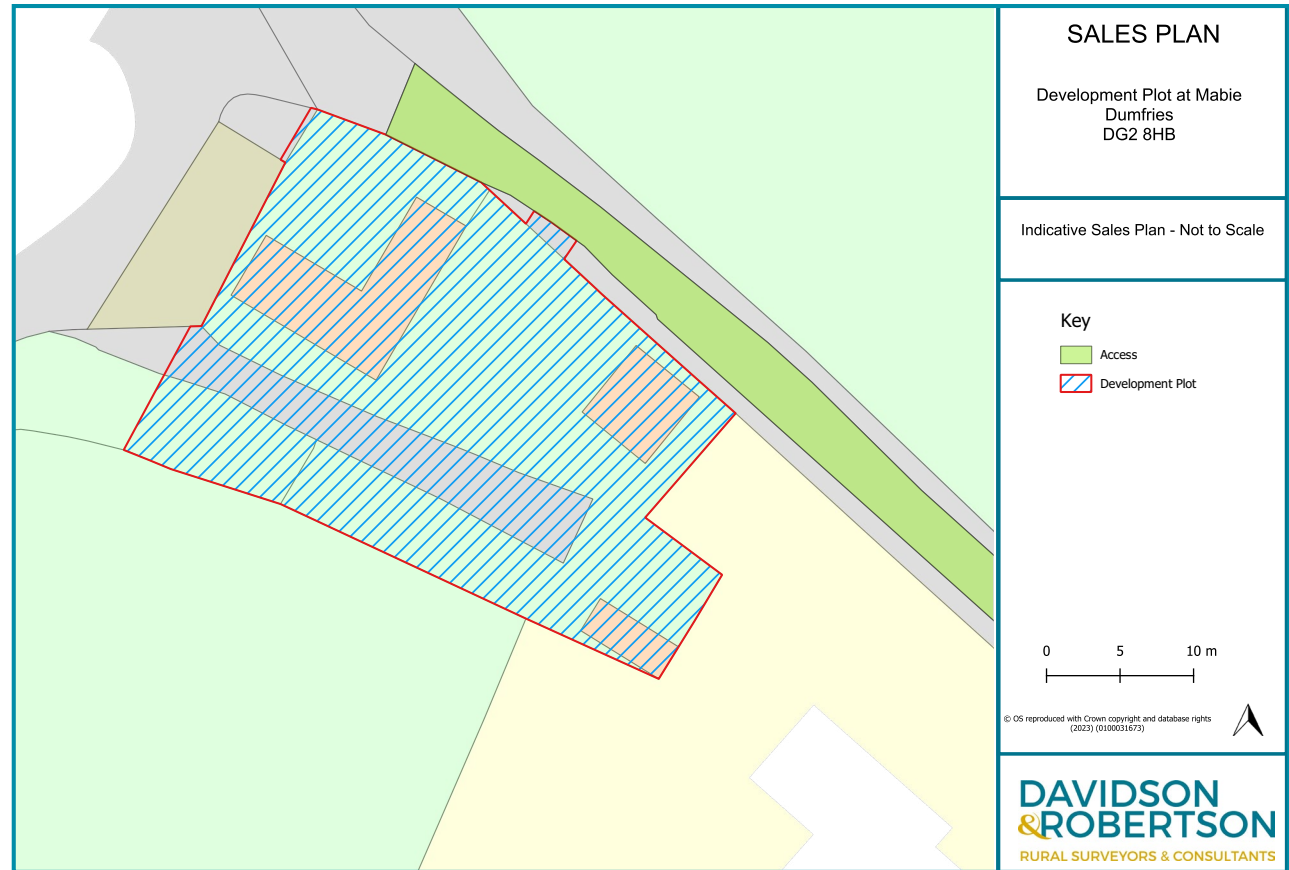
Access can be taken from a spur road from the main road A710.

Directions

Travelling from Glasgow and Carlisle, take the M74 to Junction 15. At junction 15 take the third exit onto the A701 continue for 17.5 miles. Take the second exit at the Tinwald Downs Roundabout to stay on A701. At Bloomfield roundabout, take the third exit onto the A75 Ring Road. At Cuckoo Bridge roundabout take the second exit onto the A76 and travel for 0.8 miles. Turn right at the crossroads onto the A780. After 0.2 miles, turn right onto the A710 New Abbey Road and travel for 3.6 miles. Turn right towards Mabie forest and continue for 0.6 miles the property is on your right.

What3words

Entrance to plot - ///reviewed.flaunting.helped
Middle of plot -- ///proud.forwarded.packing



Description

The Development Plot at Mabie extends to 860 m² consisting of the L-shaped timber and brick clad former Forestry Commission Offices, with flat roof and substantial garden grounds laid to lawn to the rear. The property has stunning uninterrupted views over the hills and glens of the Galloway countryside, with easy access to the countryside with a variety of walks, wildlife and outdoor pursuits from your doorstep. The property is connected to existing services with access to electricity, mains water and drainage to a shared septic tank.

The garden is in good condition, laid to lawn and is predominantly flat, with a south facing aspect and uninterrupted views to the front and rear of the property.

The plot has approved planning in principle for one dwelling house Planning Ref: 22/1393/PIP. Any prospective purchasers looking to develop the site should contact the relevant authorities for planning advice.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

Dumfries and Galloway Council
Council Offices
English Street
Dumfries
DG1 2DD

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

Brazenall & Orr
104 Irish St
Dumfries
DG1 2PB

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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.





**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

 DRRural  davidson-robertson  Davidson_and_robertson

www.drrural.co.uk