

A wide-angle photograph of a lush green field under a clear blue sky. In the background, a low stone wall runs across the frame, with several houses and bare trees behind it. A large, leafless tree stands on the right side of the field.

DAVIDSON
& ROBERTSON
THE RURAL EXPERTS

FOR SALE

ALLOCATED HOUSING SITE OFF ERNESPIE ROAD

Land off Ernespie Road, Castle Douglas, DG7 1LD

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Castle Douglas, DG7 1LD

An excellent opportunity to acquire a potential development site in the popular town of Castle Douglas with excellent links to Dumfries, Stranraer and Newton Stewart.

- Extending to 17.79 acres (6.94 hectares)
- Allocated housing site within the Dumfries and Galloway Local Development Plan (CSD.H3)
- Close to the A75

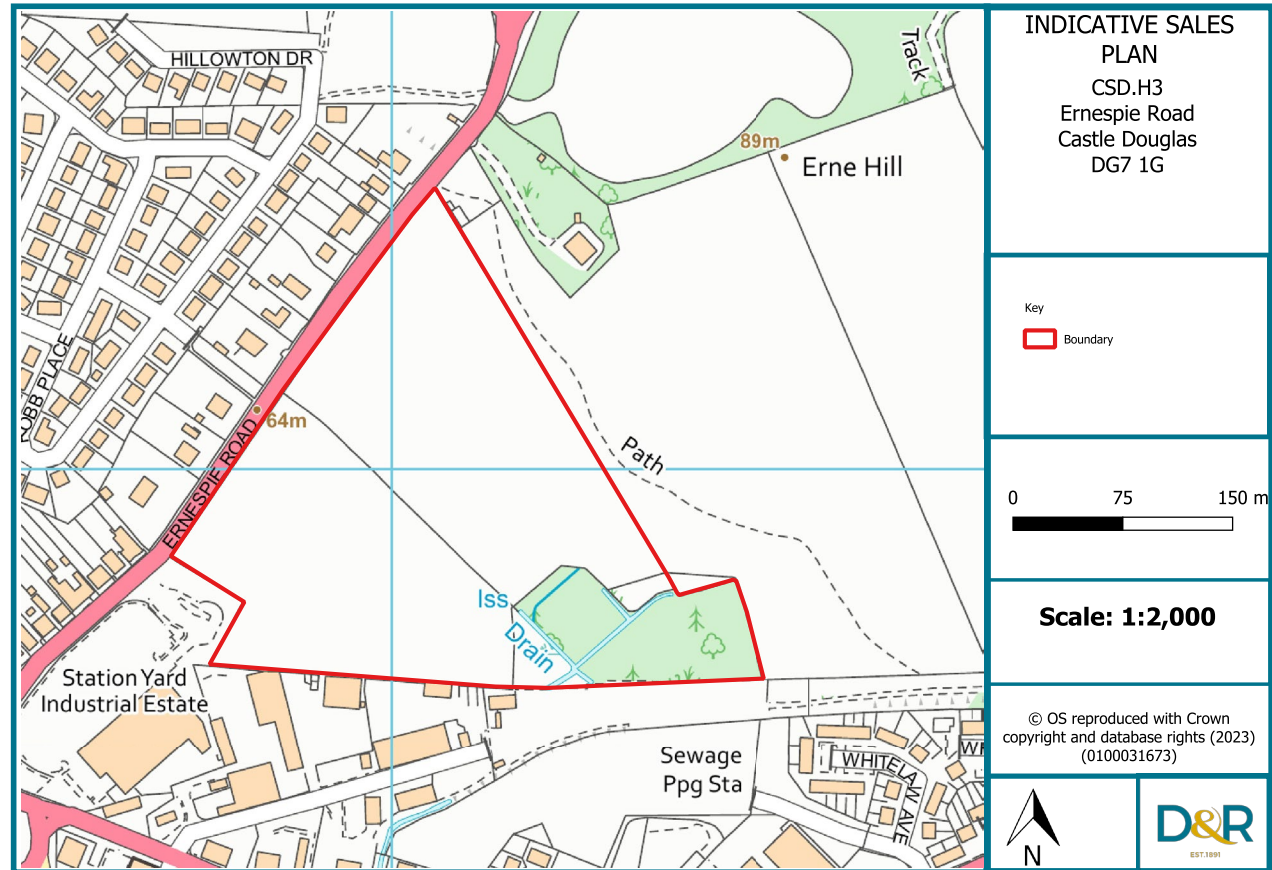
Offers and expressions of interest are invited from developers, and/or investors, or strategic promoters for an option agreement, joint venture, promotion or purchase.

Selling agents

Davidson & Robertson

Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

Tel: 0131 449 6212
Email: sales@drrural.co.uk
Web: www.drrural.co.uk



Situation

Castle Douglas is situated in the southwest of Scotland, in the Dumfries and Galloway region. It lies approximately 18 miles west of Dumfries. The town is easily accessible via the A75, making it well-connected to nearby towns and the wider region. The land itself lies to the north east of the town centre.

Dumfries - 18 miles
Newton Stewart - 30 miles
Carlisle - 51 miles
Stranraer - 55 miles

Access

Access to the land can be taken directly from Ernespie Road.

What3words:

Entrance to land – ///leaps.transfers.feasting
Middle of land – ///evidently.garden.neatly

Nearest Postcode: DG7 1LD

Directions

From Dumfries head west on the A75, following the signs for Castle Douglas. Continue along the A75 for approximately 17 miles. At the Allanton Roundabout take the exit onto the A745 sign posted to Castle Douglas. Follow the A745 for approximately 1 mile until reaching Ernespie Road. The land is located on the left hand side.

To reach the land from Stranraer head east on the A75, following the signs for Castle Douglas. Continue on the A75 for approximately 55 miles to reach the town of Castle Douglas. As you approach Castle Douglas continue on the A75 to reach the Allanton roundabout, take the exit onto the A745 sign posted to Castle Douglas. Follow the A745 for approximately 1 mile until reaching Ernespie Road. The land is located on the left hand side.

Description

The land off Ernespie Road extends to approximately 17.79 acres (6.94 hectares) and is predominantly grass, currently used for livestock grazing.

It benefits from scenic views of the surrounding countryside, excellent roadside access off Ernespie Road and is allocated for housing in the Dumfries and Galloway Local Development Plan, presenting opportunity for future residential development.

The land is adjacent to the A745/Ernespie Road, to the west of the land is a Tesco Superstore and associated carparking, and to the south of the land is Station Yard Industrial Site. The site is well screened from Ernespie Road with a row of trees.

The land benefits from a great location within proximity to Castle Douglas, a popular 18th Century market town containing a wide range of local amenities and attracting a high level of tourists.

Planning & Development

The site has been allocated for housing within the Dumfries and Galloway Local Development Plan as follows CSD.H3 East of Ernespie Road (130 units allocated up to 2029). Prospective purchasers should make their own investigations into the planning consents and all relevant information including looking at the local authority planning portal and Local Development Plan. It is recommended that those interested seek appropriate professional advice.

It may be that other uses for the site could be looked into and prospective purchasers should make their own enquiries accordingly and any such use would be dependent on obtaining the relevant permissions.

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 checked and computed by the selling agents however 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.

For the avoidance of doubt any areas stated should be classed as indicative and the Purchase should carry out their own due diligence.

Solicitor

Messrs Davidson Chalmers and Stewart
163 Bath Street
Glasgow
G2 4SQ

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 / 0131 449 6212 or via email: sales@drrural.co.uk

When viewing potential purchasers shall hold a copy of these sale particulars and notify the Selling Agents prior to viewing. For your own personal safety, please be aware of any potential hazards when viewing.

Date of Entry

By mutual agreement.

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.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

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.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of

each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars prepared: July 2025

Photographs taken: January 2025

