



**FOR SALE**

**Oxly House,**

Castle Douglas, DG7 3EL

**DAVIDSON  
& ROBERTSON**  
**THE RURAL EXPERTS**



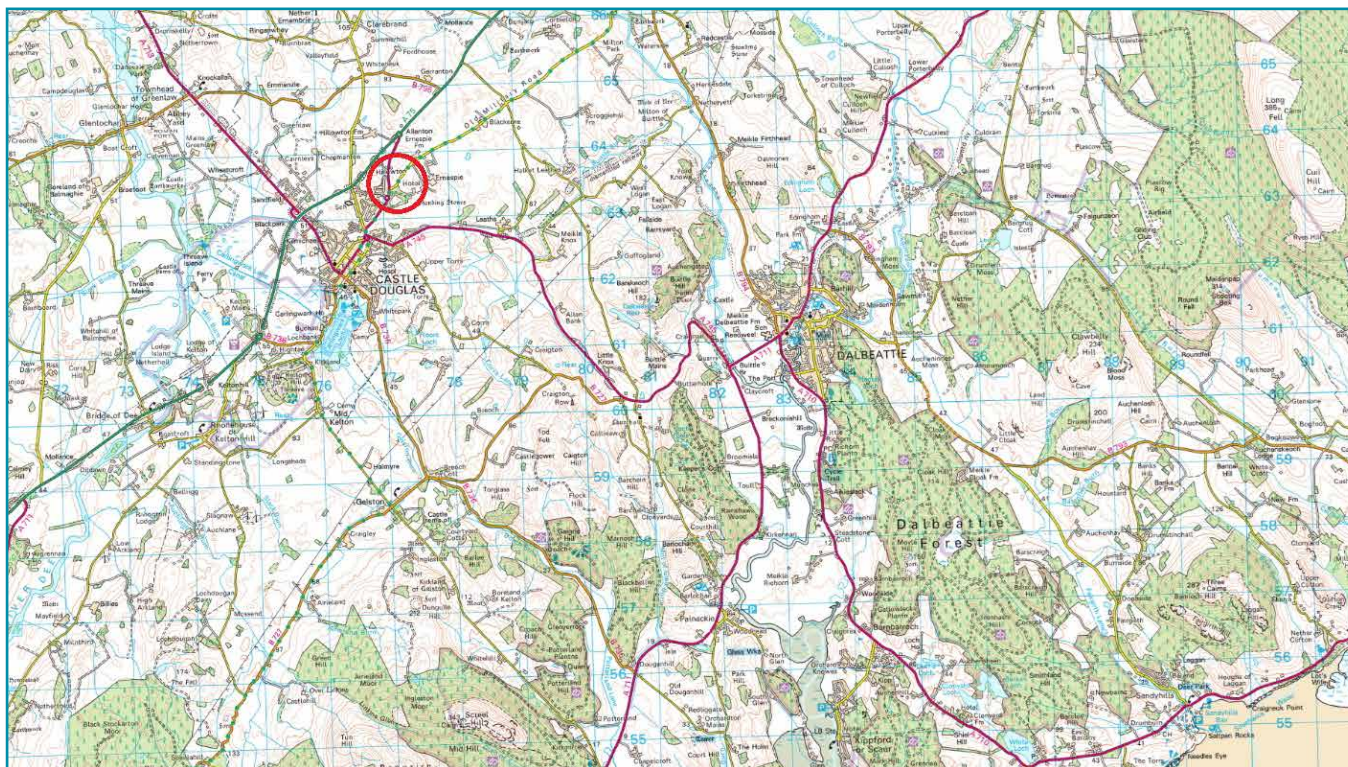
# Oxly House

Castle Douglas, DG7 3EL

A unique opportunity to acquire a three-bedroom house in the popular town of Castle Douglas with a large garage with potential for conversion to residential use (subject to the relevant consents).

- Popular edge of town location
- Good transport links
- A spacious 3-bedroom bungalow
- A separate garage with conversion potential

Available as a whole or in 2 lots.



## Situation

Castle Douglas is a market town located in Dumfries and Galloway.

The town is situated approximately 15 miles Southwest of Dumfries and is known for being a food town along with its bustling high street, and scenic surroundings. The town benefits from a range of local amenities such as local, independent shops, a post office along with a primary school and secondary school.

Nearby towns include Kircudbright, approx. 10 miles southwest, and Dumfries, approx. 18 miles to the northeast. Glasgow lies approx. 94 miles to the north, while Carlisle is approximately 55 miles to the east. Although Castle Douglas is in a rural setting,

it remains well-connected by road, with the A75 providing convenient access to larger towns and cities.

## Access

The property can be accessed directly from the A745.

The What3words code for the property is: ///situates.stews.admiral

## Directions

From the centre of Dumfries, head southwest on A75. Continue on the A75 for approximately 18 miles, then turn left onto A745 for Castle Douglas and travel for about 0.5 miles. Oxly House will be on the left.

## 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





## Description

### Lot 1 – Oxly House

Oxly House is a well-located detached house which sits within its own grounds with views over the local countryside. The house has a tarmac apron around it and private access from the neighbouring former service station.

The accommodation consists of -

#### Entrance/hallway

The hallway provides access to the house and other ground floor rooms.

#### Living Room

A well sized living room with a fireplace and window looking onto the garden.

#### Kitchen

The kitchen comprises a range of kitchen units, kitchen sink and oven.

#### Utility Room

The utility room benefits from a range of cupboards, sink, and plumbing for a washing machine.



#### Bedroom 1

Well sized double bedroom with en-suite shower room.

#### Bedroom 2

Well sized double bedroom with en-suite shower room.

#### Bedroom 3

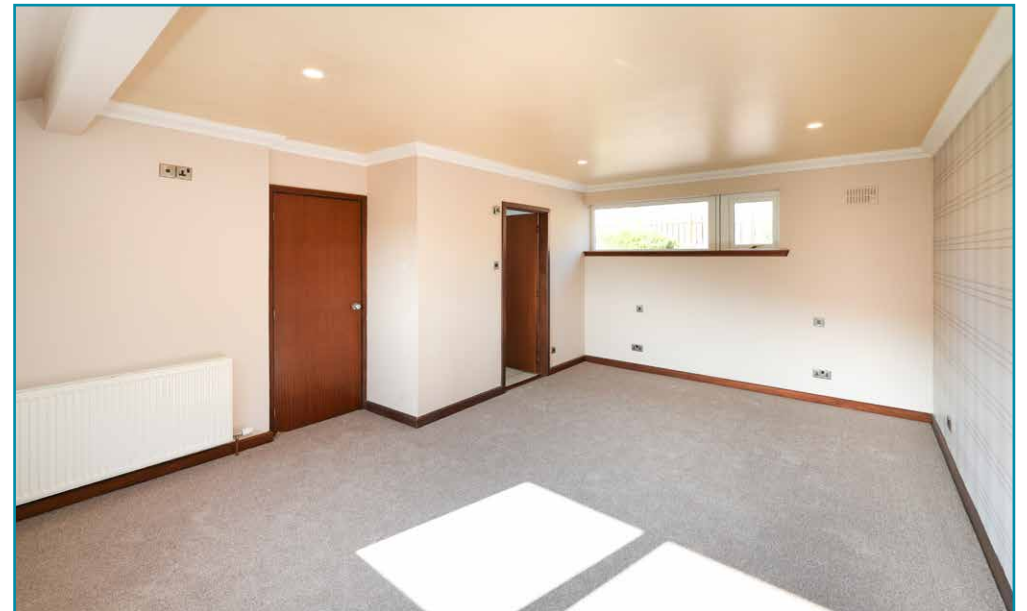
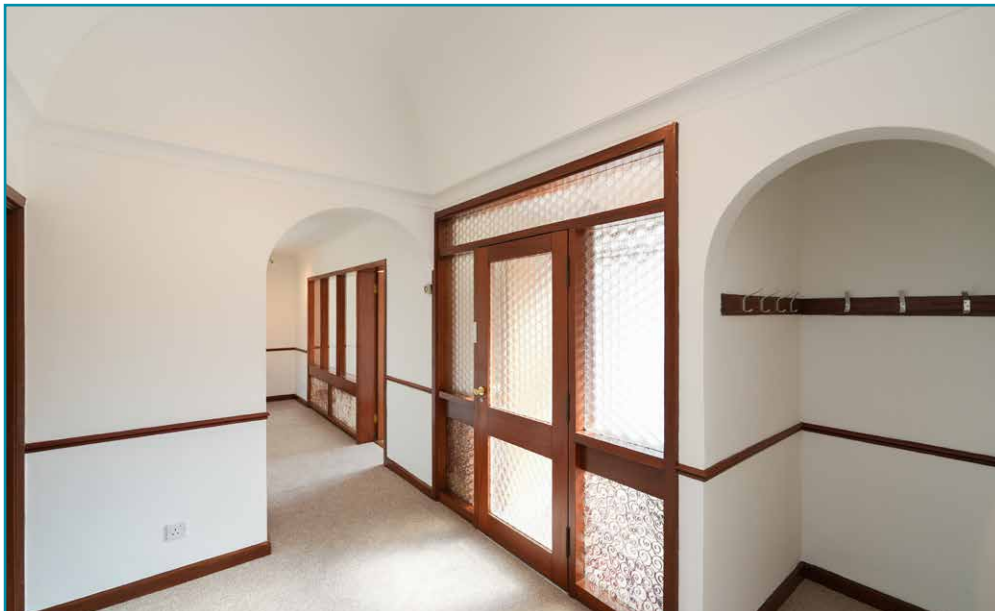
Well sized double bedroom, and family bathroom and WC.

#### Loft

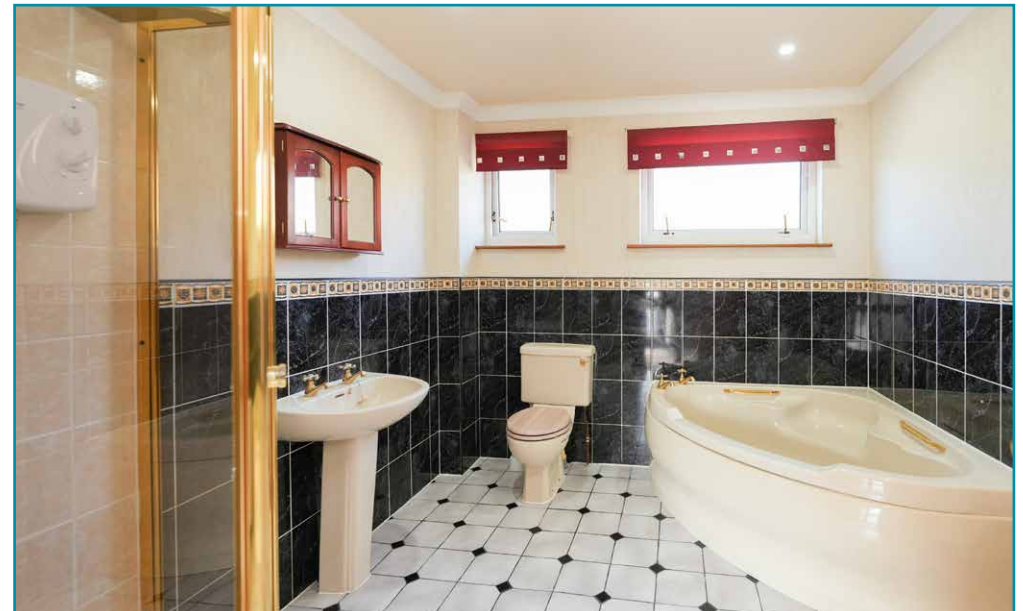
The loft is fully boarded and carpeted and benefits from Velux windows. The loft is accessed via a drop-down ladder.

#### Garden

The property benefits from a large garden which is predominately laid down to lawn and surrounded by a large hedge offering privacy. The garden area to the rear of the house offers the perfect area for hosting and entertaining. There is also a WC within the house which is easily accessible from the garden.







## Lot 2 – Oxly Garage

Planning permission has recently been granted for a new access to be created directly from the A745 opposite the garage providing an opportunity for the garage to be sold separately from the house and have it's own access.

Oxly garage has 3 bays with double doors and a pedestrian door at the eastern end. The building has a concrete base and benefits from mains water and electricity supplies and drainage to a private septic tank. Upstairs is floored and benefits from large skylights offering plenty of natural light. The garage also benefits from a separate WC and sink. The garage represents a great opportunity for a private garage to compliment Oxly House or for conversion as a separate dwelling subject to the necessary planning consents.

## Planning

Planning permission was granted in March 2025 for the formation of vehicular access onto A745 under reference 25/0565/FUL.

Prospective purchasers should make their own investigations into the planning consents and all relevant information including looking at the local authority planning portal. It is recommended that those interested seek appropriate professional advice.

## Services

Oxly House benefits from mains water and electricity supplies and oil fired central heating. Drainage is to a private septic tank. Oxly Garage benefits from mains water and electricity supplies and drainage to a private septic tank.

It is up to prospective interested parties to make their own enquiries with regards to services for the property. It may be that connection(s) are reserved in favour of the Owners retained property as part of any agreement such the Owners wish to retain any part of the Property.

Please note that the septic tank and electricity supplies are shared between Oxly House and Oxly Garage, if the two lots are sold separately then provisions would need to be put in place to separate services or provide shared costs/maintenance.

## Local Authority

Dumfries & Galloway Council  
 Council Headquarters  
 109-115 English St  
 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 mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

## Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk) All viewings are to be arranged with the selling agents.

## 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.

## Tenure

The property is offered for sale as a heritable title property.

## Mobile Signal/Coverage

We understand that mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds and carry out their own further due diligence.

## Broadband

We understand that broadband is available.

## Flooding

Prospective Purchasers should look into flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

## Parking

The property benefits from drive and garage parking.

## Restrictions

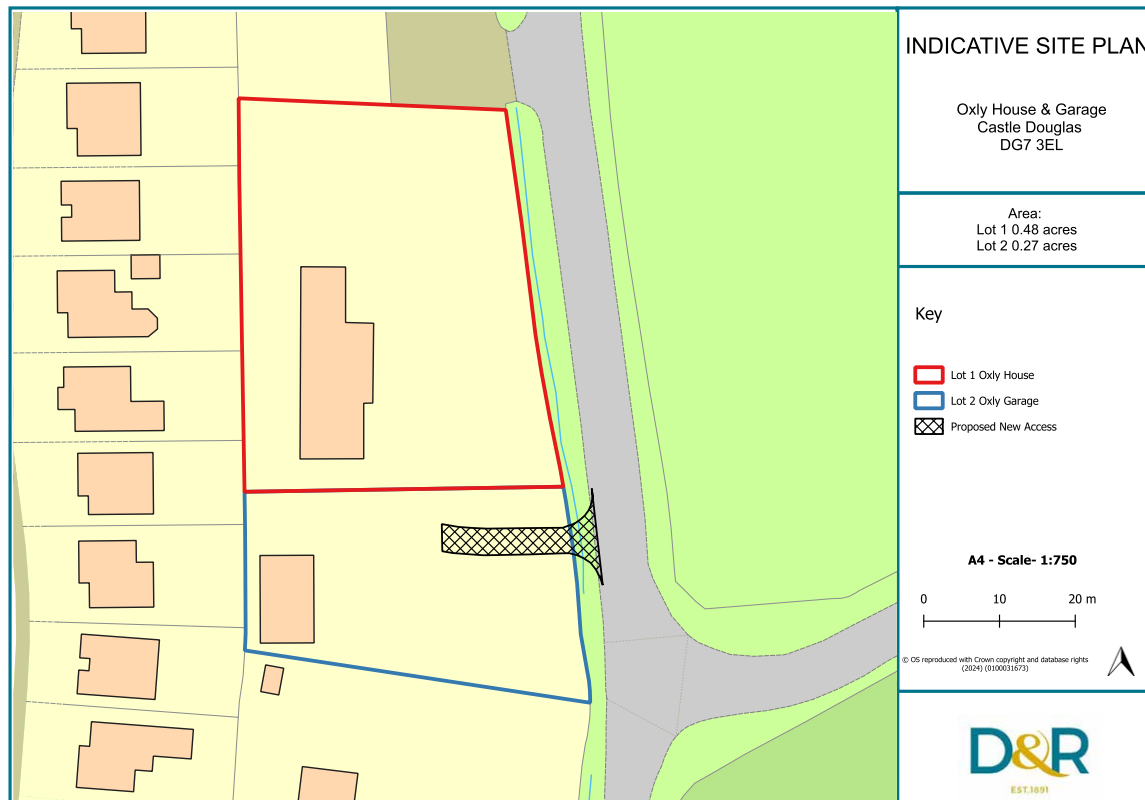
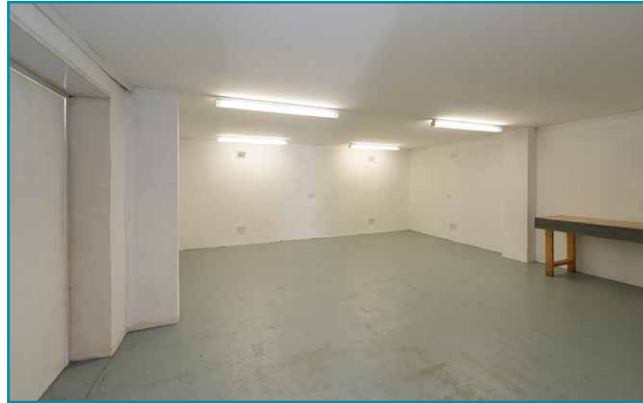
The Property is not understood to have the following restrictions conservation area/lease restrictions/listed building/real burdens/ permitted development restrictions/Tree Preservation Orders.

## Proposal for development

Prospective Purchasers should look into proposals for development as part of their due diligence process. The Vendor has not made us aware of any proposals for development to the property or in the immediate locality of the property, other than the planning permission granted for a new access as detailed within these particulars.







### Council Tax

This property is in Council Tax Band F.

### Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

### Energy Performance Certificate Rating

The EPC rating has been assessed as Band D. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

### Flooding

Prospective Purchasers should investigate flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

### Parking

The property benefits from parking within the Property curtilage as detailed within these Particulars.

### Rights of way

The Property is not understood to have any Public rights of way crossing it.

### Method of sale & guide price

Offers for the subject are sought at offers over £375,000 for lot 1 (Oxly House) and offers over £150,000 for lot 2 (Oxly Garage). Please note that Oxly Garage will not be sold separately until and offer is agreed for Oxly House.

### Erosion

Prospective Purchasers should look into Erosion risk as part of their due diligence process. The Vendor has not made us aware of any erosion to the property in the past.

### CCTV

In line with technology trends, some properties marketed by D&R, 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.

### 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.

### 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.

### Offers and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent to sales@drrural.co.uk. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot 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.

### 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: August 2025  
Photographs Taken: July 2025





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**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.

f DRRural    davidson-robertson    @ Davidson\_and\_robertson  
[www.drrural.co.uk](http://www.drrural.co.uk)