

DAVIDSON & ROBERTSON
THE RURAL EXPERTS

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YOUNGER PLACE

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Development Opportunity at Beattock
Former Site at Evandale, Beattock, Moffat DG10 9PF

Hollow Corse

Ground

Recreation

Development Opportunity at Beattock

Former Site at Evandale, Beattock, Moffat DG10 9PF

An exciting opportunity to acquire a site benefitting from full planning permission for four houses.

- Full planning permission for four houses
- Well located

Situation

The site is situated in the attractive village of Beattock, Dumfries & Galloway. The surrounding area is rural and scenic, offering excellent access to outdoor pursuits, including renowned walking routes such as the Southern Upland Way and the Annandale Way.

Beattock benefits from strong transport connections, with convenient access to the A74(M) motorway and the West Coast Main Line, providing links north and south.

The village has a strong sense of community, supported by local facilities including Beattock Village Hall and a well-regarded primary school.

The nearby town of Moffat, located just 2 miles away, is known for its charming independent shops and cafés and provides a wider range of amenities, including both primary and secondary schooling.

Moffat – 2 miles
Dumfries – 19 miles

Access

The site can be accessed directly off the public highway. There is a daily bus route to Moffat, Dumfries, Edinburgh and Glasgow.

What3words:

///javelin.reliving.career

Directions

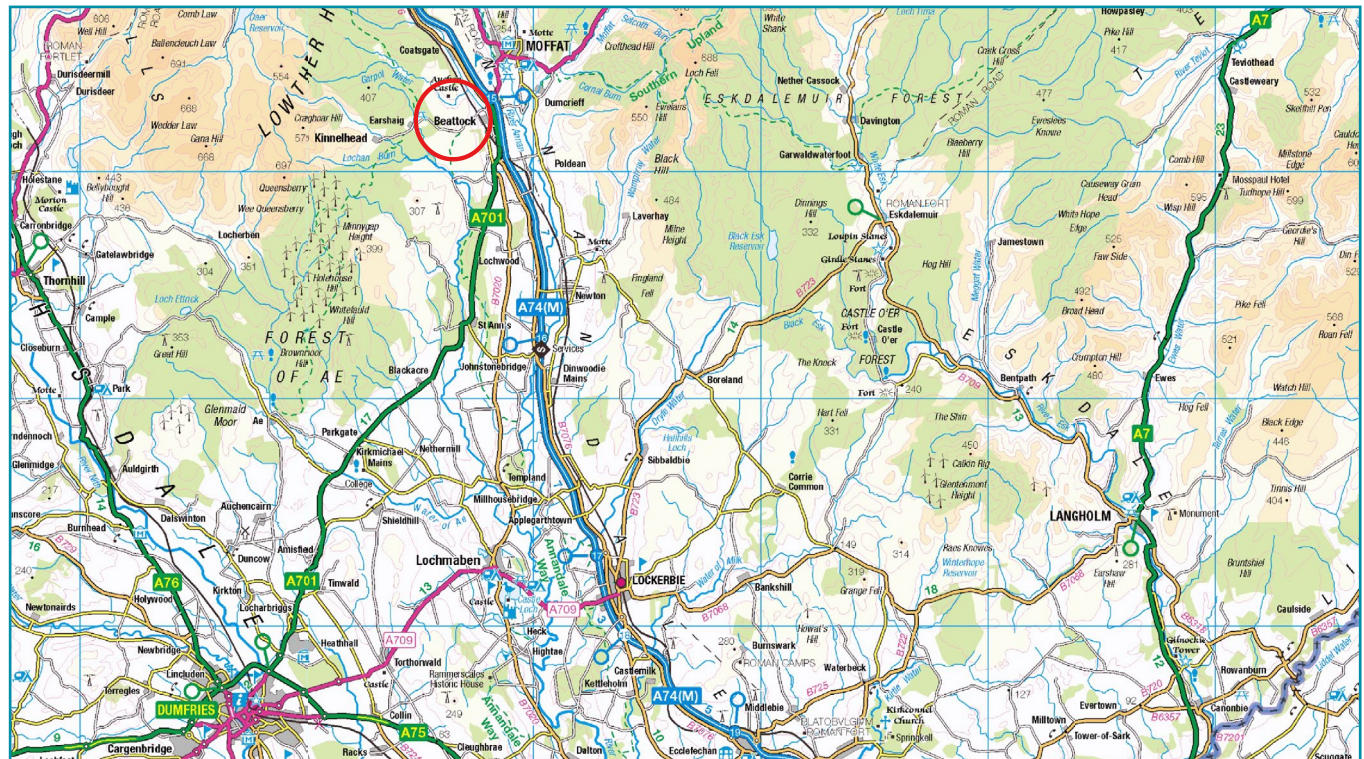
From Dumfries head north on the A701, signposted for Moffat. Continue on the A701 for approximately 18 miles, following signs for Moffat. As you approach Moffat, follow signs for Beattock / A74(M). Beattock lies just north of Moffat, adjacent to the motorway junction.

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

The site is located in the popular village of Beattock, and extends to 0.91 acres or thereby.

The site benefits from full planning permission which was granted in June 2025 for the erection of four dwelling houses and garages, the installation of roof mounted solar panels and air source heat pumps and formation of access.

Relevant Site Planning History

Application number	Date	Proposal	Decision
25/0698/FULL	12th June 2025	Rection of 4 dwellinghouses and garages, installation of roof mounted solar panels and air source heat pumps and formation of access	Approved with conditions

Services

We understand that nearby to the site there is mains water, electricity and drainage. Prospective Purchasers should undertake their own due diligence.

Planning & Development

Prospective Purchasers should make their own investigations and enquiries into the planning consents and all relevant information, and seek professional advice if required.

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.

Wayleaves

TBC

Local Authority

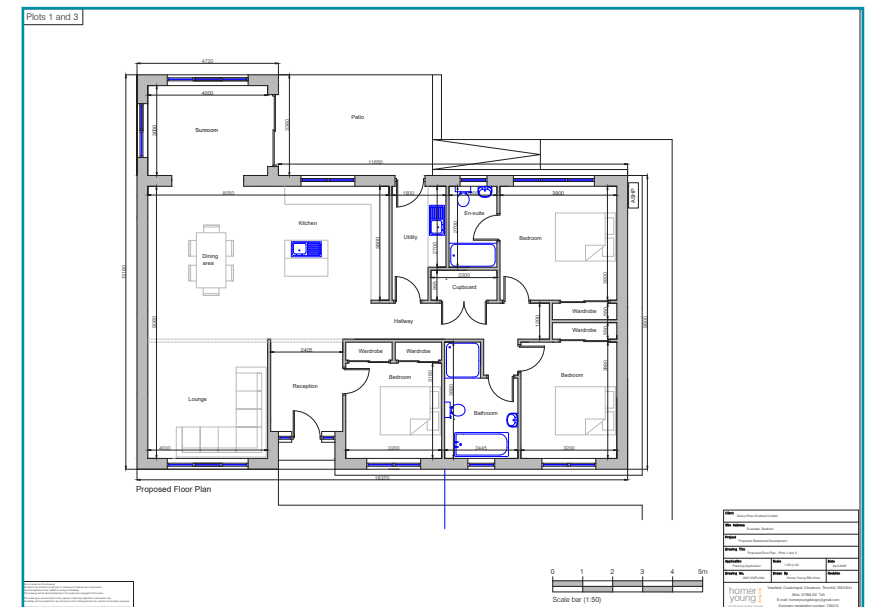
Dumfries & Galloway Council
 Council Headquarters
 109-115 English St
 Dumfries
 DG1 2DD

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 misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Solicitor

Primrose and Gordon, Solicitors 1 Newall Terrace, Dumfries, DG1 1LN



Viewing

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

All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Method of sale & guide price

Offers for the subject as a whole are sought in the region of £320,000.

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.

Broadband/Mobile signal

We understand that broadband & 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.

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.

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.

Rights of way

The Property is not understood to have the following restrictions; footpaths or bridleways.

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 and Anti-Money Laundering (AML) Regulations

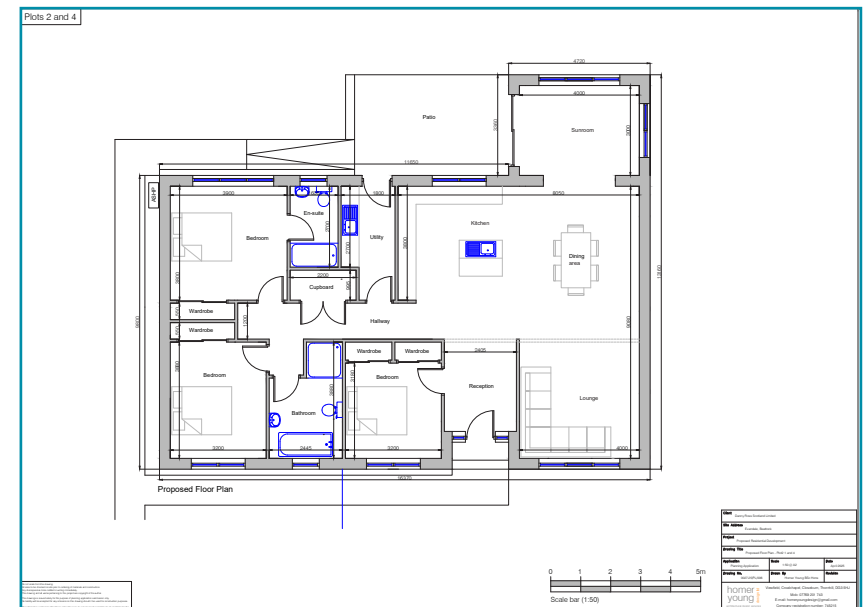
Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent to sales@drrural.co.uk. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering 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.



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.

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 – March 2026