

FOR SALE

Development Opportunity at Heathall

Dumfries

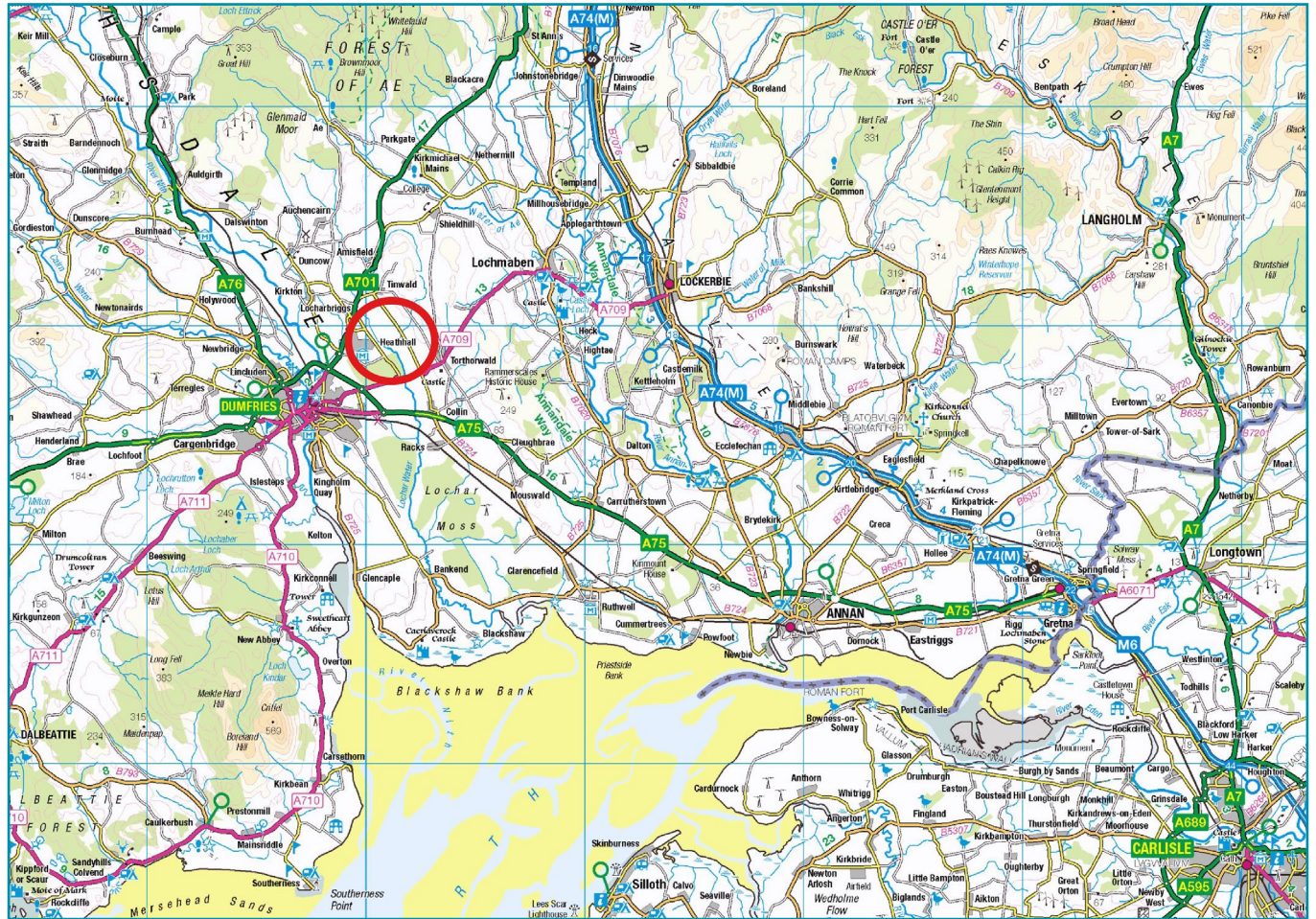


DAVIDSON
& ROBERTSON
THE RURAL EXPERTS

Development Opportunity at Heathall Dumfries

This site in Heathall, Dumfries presents an attractive residential development opportunity extending to approximately 7.93 acres within an established and growing residential location. Benefiting from excellent access via the A75, the site forms the next phases of a successful wider development, with capacity for approximately 75 new homes.

- Accessible location
- Allocated for residential development within the Dumfries & Galloway Local Development Plan 2
- Development potential for 75 new homes



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

Heathall is a well-established suburb located to the north-east of Dumfries, benefiting from strong transport connections and a range of nearby amenities and employment areas.

The area enjoys convenient access to the A75, providing links across south-west Scotland and onward connections to the M74 motorway network.

Nearby Dumfries serves as the region's main centre, offering a wide range of retail, schools, healthcare facilities, leisure amenities and transport services. The town has experienced continued residential growth in recent years, supported by strong local demand and ongoing investment in housing and infrastructure.

Access & Directions

From Dumfries town centre, proceed north-east on the A780 (Annan Road) before joining the A75 eastbound towards Annan/Stranraer. Continue for approximately 2 miles and take the exit signposted for Heathhall and Catherinefield Industrial Estate. Follow local signage through Heathhall, then turn onto College Way, where the site is located within the established Heathhall area.

Nearest Postcode

DG1 3UR

What3words:

///tame.messed.polygraph

Description

Located in the highly accessible Heathhall area of Dumfries, the Heathhall College site presents an excellent residential development opportunity on a substantial brownfield site extending to approximately 7.93 acres.

Positioned immediately north-west of Catherinefield Industrial Estate and adjoining established residential areas, the site benefits from a predominantly level topography with gentle undulating edges, providing an attractive and practical setting for future housing development. Excellent transport connectivity is provided via the nearby A75, offering convenient access across the wider region.

The site is understood to have been allocated for residential development within the Dumfries & Galloway Local Development Plan 2 under allocation reference DFS.H4 "Heathhall College". A representation was submitted in March 2025 as part of the Call for Sites process, seeking to retain the site's residential allocation within the emerging Local Plan. Further details are available from the Selling Agent upon request.

The wider development has already demonstrated proven deliverability, with a successful first phase of 75 homes completed on the western portion of the site in July 2022, following planning approval under reference 15/9/3/0513. The remaining land now offers the opportunity to deliver Phases 2 and 3 of the development, with capacity for a further 75 residential units.

In addition, further residential growth within the immediate area is evidenced by a planning application submitted on adjoining land to the north and north-east for 38 units under reference 25/0405/FUL, reinforcing the areas strong residential development context and market appeal.

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

The site is understood to have been allocated for residential development within the Dumfries & Galloway Local Development Plan 2 under allocation reference DFS.H4 "Heathhall College". A representation was submitted in March 2025 as part of the Call for Sites process. Further details are available from the Selling Agent upon request.

Prospective Purchasers should make their own investigations and enquiries into planning 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.

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

TBC

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 / 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

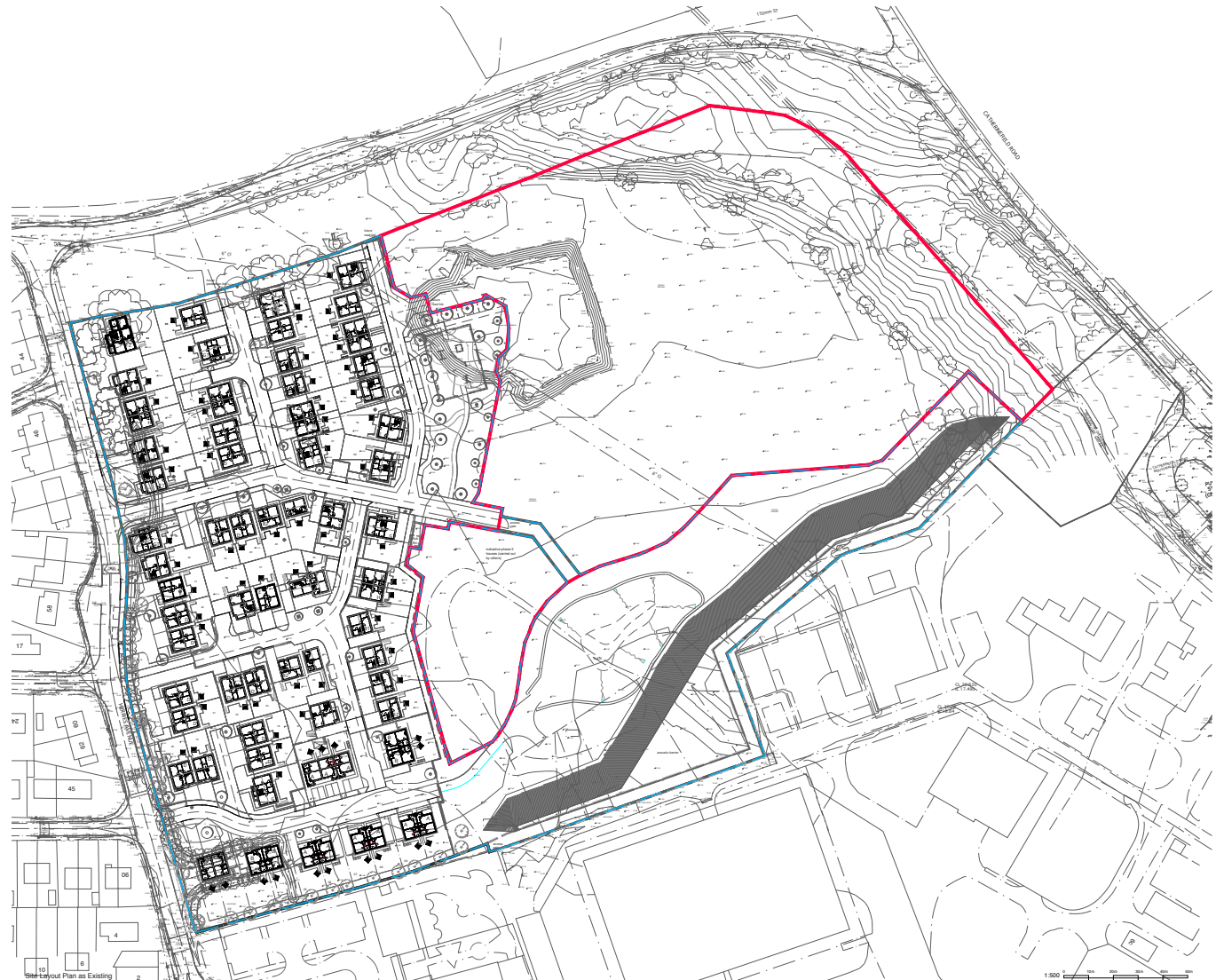
By mutual agreement.

Method of sale & guide price

Offers for the subject as a whole are sought over £500,000.

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.

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 footpath/bridleway.

Proposal for development

Prospective Purchasers should look into proposals for development as part of their due diligence process.

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. 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 May 2026
Photographs Taken March 2026

