

# DEVELOPMENT SITE

Corsock, Castle Douglas, DG7 3PZ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# DEVELOPMENT SITE

**Corsock, Castle Douglas, DG7 3PZ**

Castle Douglas 10 Miles, Dumfries 15 Miles, Carlisle 51 Miles, Glasgow 90 Miles, Edinburgh 87 Miles

## A FABULOUS DEVELOPMENT SITE INCORPORATING A BRICK BUILT GARAGE ALL SET IN A VERY GENEROUS PLOT WITHIN THE PEACEFUL VILLAGE OF CORSOCK

- BRICK BUILT GARAGE / WORKSHOP (POTENTIAL FOR RESIDENTIAL DEVELOPMENT)
- LARGE PLOT INCLUDING ATTRACTIVE AMENITY LAND TO THE REAR
- PRIVATE ONSITE PARKING
- WATER & ELECTRICITY ON SITE
- SUITABLE FOR A RANGE OF COMMERCIAL / EQUESTRIAN OR LEISURE USES
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORK

**IN ALL ABOUT 1.13 ACRES (0.45 HECTARES)**

### VENDORS SOLICITORS

Braidwoods Solicitors  
1 Charlotte St  
Dumfries  
DG1 2AG  
Tel: 01387 257272



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### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)





## INTRODUCTION

The garage is located within a central position within the quiet village of Corscock. The property comprises a detached garage / workshop occupying a large plot and includes a private yard to the front providing ample parking and attractive amenity land to the rear bound by a mixture of mature trees.

The building is of brick construction with a box profile roof where translucent panels have been incorporated to enhance the natural light within. The building is accessed via timber sliding barn doors to the front and rear. The floor is of solid concrete construction incorporating a vehicle inspection pit. To the rear of the building is an attached lean-to which was formerly a WC. The internal eaves height is approximately 3.9m (12ft 9ins). Located on site is a static caravan which we are informed benefits from water and electricity.

The whole site amounts to about 1.13 acres and presents opportunities for a range of commercial uses, equestrian or leisure uses or indeed potential for residential re-development. Any interested party wishing to pursue this will need to make their own enquiries with Dumfries & Galloway Council.

A range of local services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets. Primary & Secondary education is available within the town. A smaller range of services can be found some 6 miles distant at the village of Crocketford, such as a restaurant / hotel, village shop & a craft outlet.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape and proximity to the Solway Coast the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie, less than half an hour's drive, with the international airports of Glasgow and Prestwick within easy commuting distance.

## METHOD OF SALE

The garage is offered for sale by private treaty.

## DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

## GUIDE PRICE

Offers for the garage are sought **in excess of: £80,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**No' 3 Ring**  
**New Market Street**  
**Castle Douglas**  
**DG7 1TJ**

**Tel: 01556 453453**

**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc. whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Braidwoods Solicitors** for a definitive list of burdens subject to which the property is sold.

## ENTRY & VACANT POSSESSION

Immediately upon completion.

## OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.



## GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

## IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

*Particulars prepared October 2024*



**Sale Plan**

**FOR IDENTIFICATION PURPOSES ONLY**

