House Building Plot, Shore Street, Drummore

This is a superb opportunity to acquire a house building plot in a fabulous shore front locality in Scotland’s most southerly village, Drummore.

The site is located on the seaward side of Shore Street. The site extends to approximately 376m². The present owner of the site has already constructed a substantial concrete footing/base for the erection of what will be a detached house extending to 1½ storeys. The concrete footing extends to approximately 122m².

Full planning consent has been obtained and the planning documentation is available from the Dumfries & Galloway Planning portal using the reference 07/P/1/0073. The work that our client has undertaken to put in place the concrete footing required Building Warrant and we can confirm the Building Warrant reference as 10/BW/1/0137.

Shore Street is predominantly residential locality within the village principally formed by way of a terraced row running along the foreshore of the bay.

The village has its own harbour, shop, inn, bowling green, primary school and doctor’s surgery with dispensary. The principal town serving the district is Stranraer which is about a 30 minute drive away. In Stranraer there is a variety of independent and multiple retailers, restaurants, bars, park with boating lake, community hospital with an A&E department, primary and secondary schooling, leisure complex, swimming pool and cinema. Stranraer has a marina and we understand that plans are afoot for the facilities here to be further expanded. There is a railway station at Stranraer Harbour which provides connections north to Ayr, Prestwick Airport and Glasgow. Travelling into this corner of Wigtownshire the main routes are the A77, this coming south from Ayr and Glasgow and coming from Carlisle and Dumfries is the A75.

From Drummore there is easy access to many of the attractions that this corner of Wigtownshire can offer which include: many gardens open to the public including Logan Botanic Garden and Castle Kennedy Garden; Galloway Forest Park offering exceptional walking and cycling and boasting its designation as the first Dark Sky Park outside the USA. There are many beautiful coastal walks to be enjoyed, stone circles and ancient ruins along with an RSPB Reserve to visit. There are other sporting opportunities such as salmon and trout fishing in districts river and lochs. Sea angling is available both on the rocky outcrops along the coastline and by boat from nearby Drummore, Ardwell, Stranraer and Port Logan. The village of Portpatrick has a delightful harbour as its focal point and in Portpatrick there are a number of bars and restaurants and also an 18 hole golf course. Portpatrick is the starting point along the Southern Upland Way. There are numerous golf courses in the district: Stranraer (Creachmore), Glenluce (County), Newton Stewart and many more in Ayrshire including the internationally renowned links at Turnberry.
**Anti Money Laundering Regulations**

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

**Offers**

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

**Council Tax:** to be assessed

**Viewing**

By appointment only. Contact the agents, GAP, t: 01776 700060 e: stranraer@gapinthemarket.com

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.

**Pre-sell Appraisal:**

If you are considering moving we would be delighted to carry out a pre-sell appraisal of your existing property. For full details contact one of our branches.

**Directions**

On leaving Stranraer take A77 signpost Portpatrick and Drummore continue ahead through the villages of Stoneykirk, Sandhead and Ardwell on the A and continue to the village of Drummore. On entering Drummore proceed ahead on Stair Street and at T junction turn left onto Mill Street. Continue down Mill Street heading towards the shore/harbour. Turn left, Shore Street and proceed ahead for a short distance where the site is located on the right hand side.

**General Comments**

It will fall to the incoming buyer to install power and drainage.

Outline planning reference: 07/P/1/0073  
Building Warrant reference: 10/BW/1/0137

Information on planning and the building warrant are obtainable from the Dumfries & Galloway Council web site. Follow the links for either planning or building control and input the reference numbers as quoted.