

Galbraith

KENMURE STEADING
NEW GALLOWAY.





KENMURE STEADING, NEW GALLOWAY.

An exciting development opportunity on the edge of New Galloway with 6.3 acres of land.

Castle Douglas 14 miles ■ Dumfries 25 miles ■ Ayr 36 miles

About 6.3 acres in all.

Guide Price £350,000

- Rural development opportunity
- Potential to develop 6 existing units or reconfigure (subject to necessary consents)
- Grazing paddock to the North of the steading
- Attractive rural location

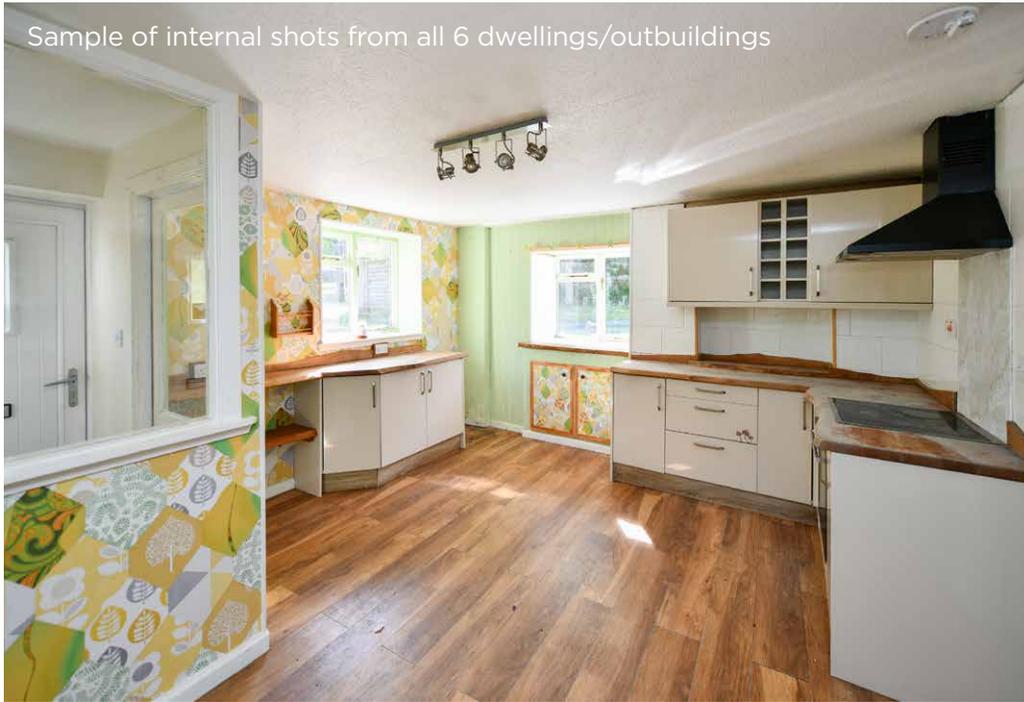


Galbraith

Castle Douglas
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 OnTheMarket

Sample of internal shots from all 6 dwellings/outbuildings



Sample of internal shots from all 6 dwellings/outbuildings



Sample of internal shots from all 6 dwellings/outbuildings



SITUATION

Kenmure Steading is situated on the edge of Scotland's smallest Royal Burgh New Galloway. New Galloway has two hotels, the popular Smithy Tearoom, community shop, Glenkens medical practice, as well as a popular 9 Hole Golf course. The village also boasts the Catstrand visitor centre with café, exhibition space, shop and 90 seater theatre where events run all year round. Kells Primary School is situated in New Galloway and buses provided to Secondary school in St Johns Town of Dalry and Castle Douglas.

The nearby market town of Castle Douglas has a good range of shops, supermarkets, and other services, and is designated Dumfries and Galloway Food Town. The regional capital of Dumfries, about 25 miles distant, offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses.

Communications to the area are very good, with a daily bus service from New Galloway and railway stations in both Dumfries and Lockerbie. The M74 motorway is about 50 miles distant allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 41 miles to the north. Both Glasgow and Edinburgh with their international airports are 77 and 105 miles respectively. A daily ferry service to Northern Ireland operates with Stenna Link from Cairnryan 46 miles to the west, close to Stranraer.

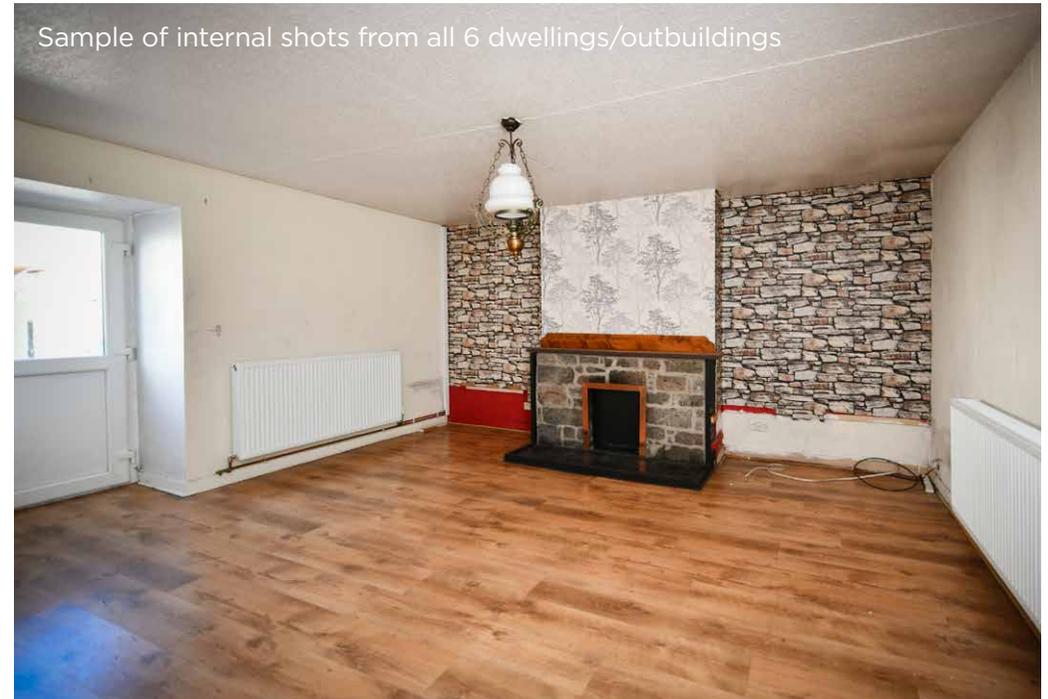
Sample of internal shots from all 6 dwellings/outbuildings



Sample of internal shots from all 6 dwellings/outbuildings



Sample of internal shots from all 6 dwellings/outbuildings





DESCRIPTION

Kenmure Steading historically stood as stables and accommodation space to serve Kenmure Castle, however was converted to Residential accommodation, in the 1960's. Situated 1 mile south of New Galloway, a courtyard steading comprising 6 dwellings with a central courtyard accessed through an arch. Further storerooms and garages provide further space which could be adapted to suit the buyers needs. There is a detached storage shed. The steading benefits from a total of 6 acres of ground sitting to the north of the steading. Now in need of complete renovation this provides an exciting development opportunity to adapt and create a bespoke development specific to the buyers requirements. Offering broad appeal, the property could provide single or multiple dwellings or holiday lets, all subject to the necessary consents. The detached bungalow on the site and visible in some of the images is under separate ownership and is not included in the sale.

ACCOMMODATION

The steading is currently split into 6 units as follows:

- 1 The Steading - Three Bedrooms - EPC F27
- 2 The Steading - One Bedroom (Flat) - EPC E53
- 3 The Steading - Three Bedrooms - EPC F27
- 4 The Steading - Three Bedrooms - EPC F34
- 5 The Steading - One Bedroom (Flat) - EPC F27
- 6 The Steading - Three Bedrooms - EPC F31

3 Stores & 2 garages.

Detached Storage Shed (6.9m x 3m)

GROUNDS

The grounds beyond the steading and courtyard extend to the north and include around 6 acres of grazing ground.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Mobile
Mains	Mains	Shared Septic Tank	Freehold	A combination of heating source across the 6 dwellings.	From Band A - Band D	As above.	YES

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Rights will be reserved for installation, maintenance and replacement of the electricity supply to serve a building plot 300m to the North of the Steading. A decision has still to be confirmed on the line being under or over ground and what route that might take.

POST CODE

DG7 3RX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

Seeing.Result.Fakes.

SOLICITORS

Gillespie Gifford & Brown
Castle Douglas

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included. The services, where present, have not been tested and are not warranted as operational.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

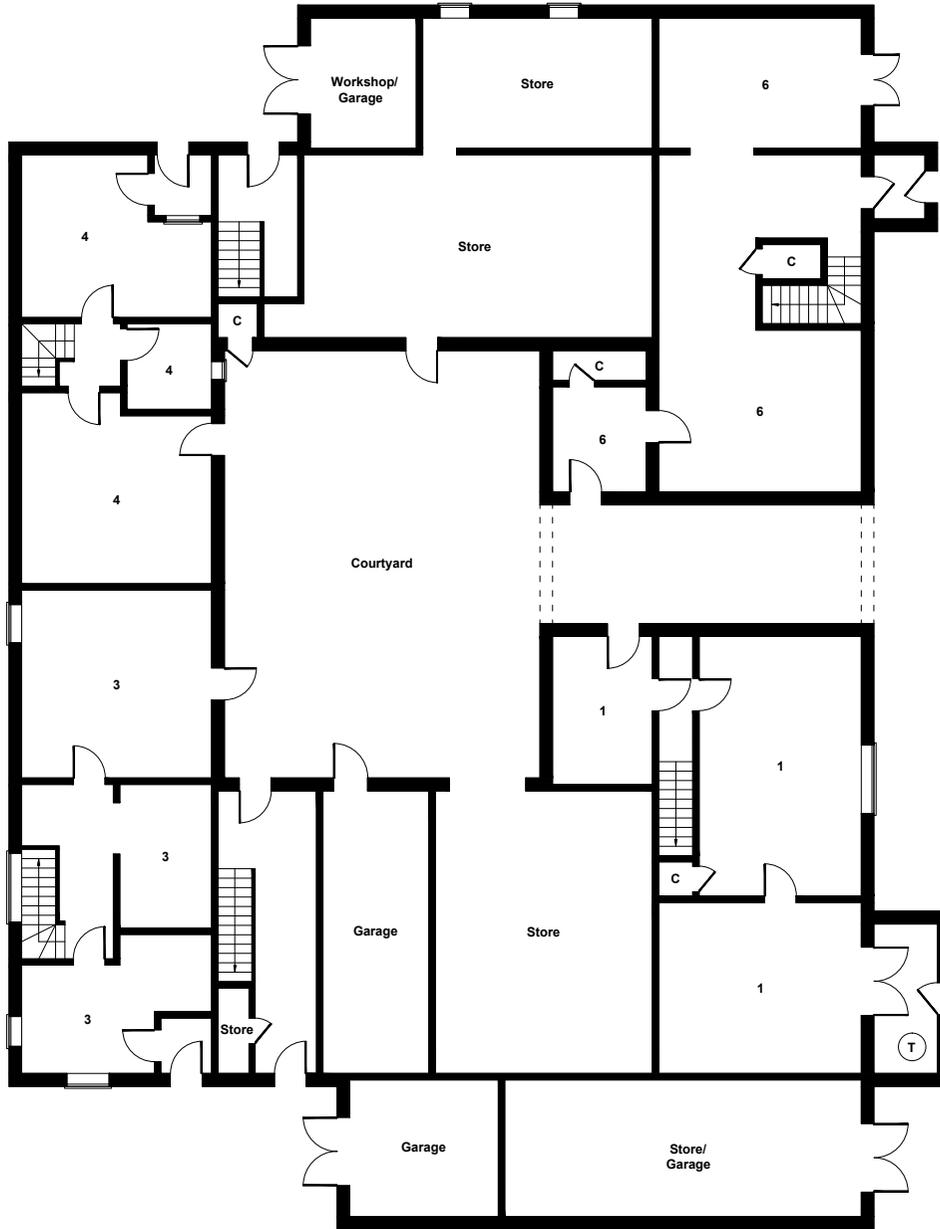
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

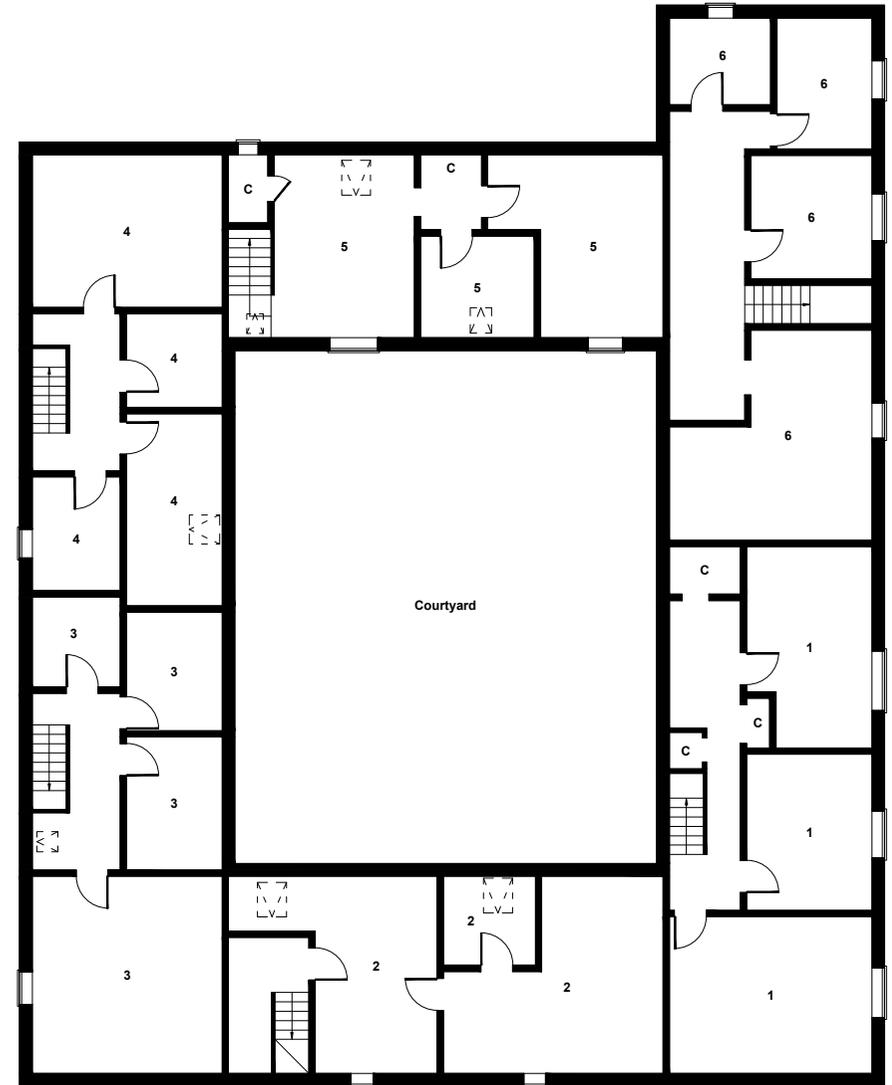
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 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. 7. In line with current trends in technology, some properties marketed by Galbraith, 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. 8. Photographs taken in May 2024



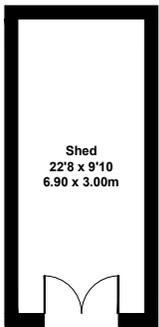
Kenmure Steading



GROUND FLOOR



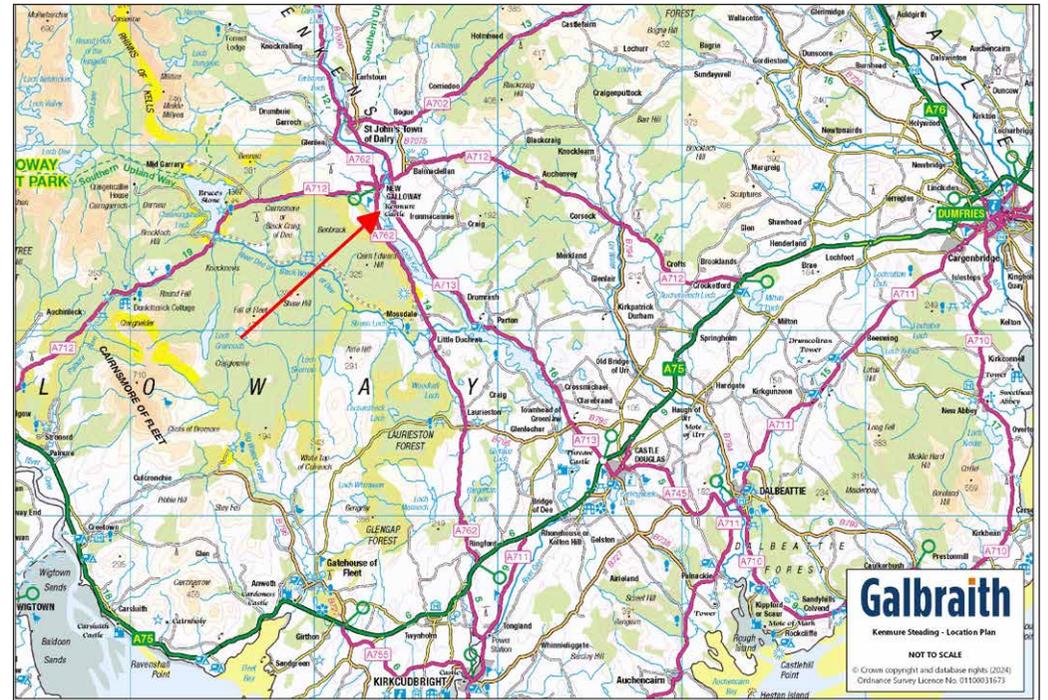
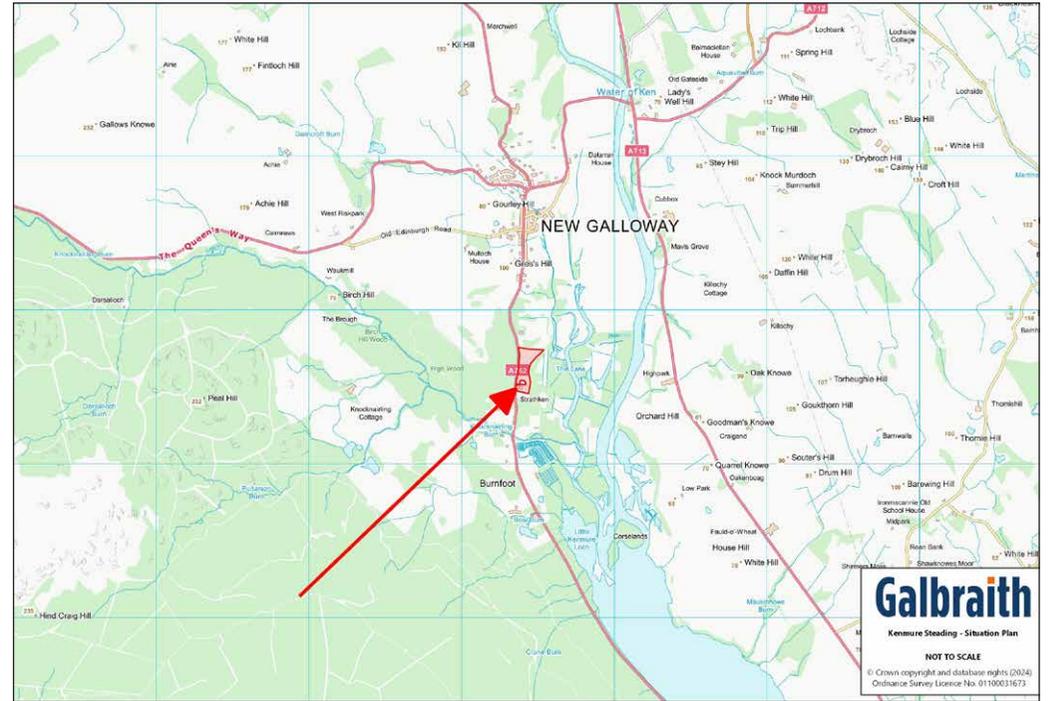
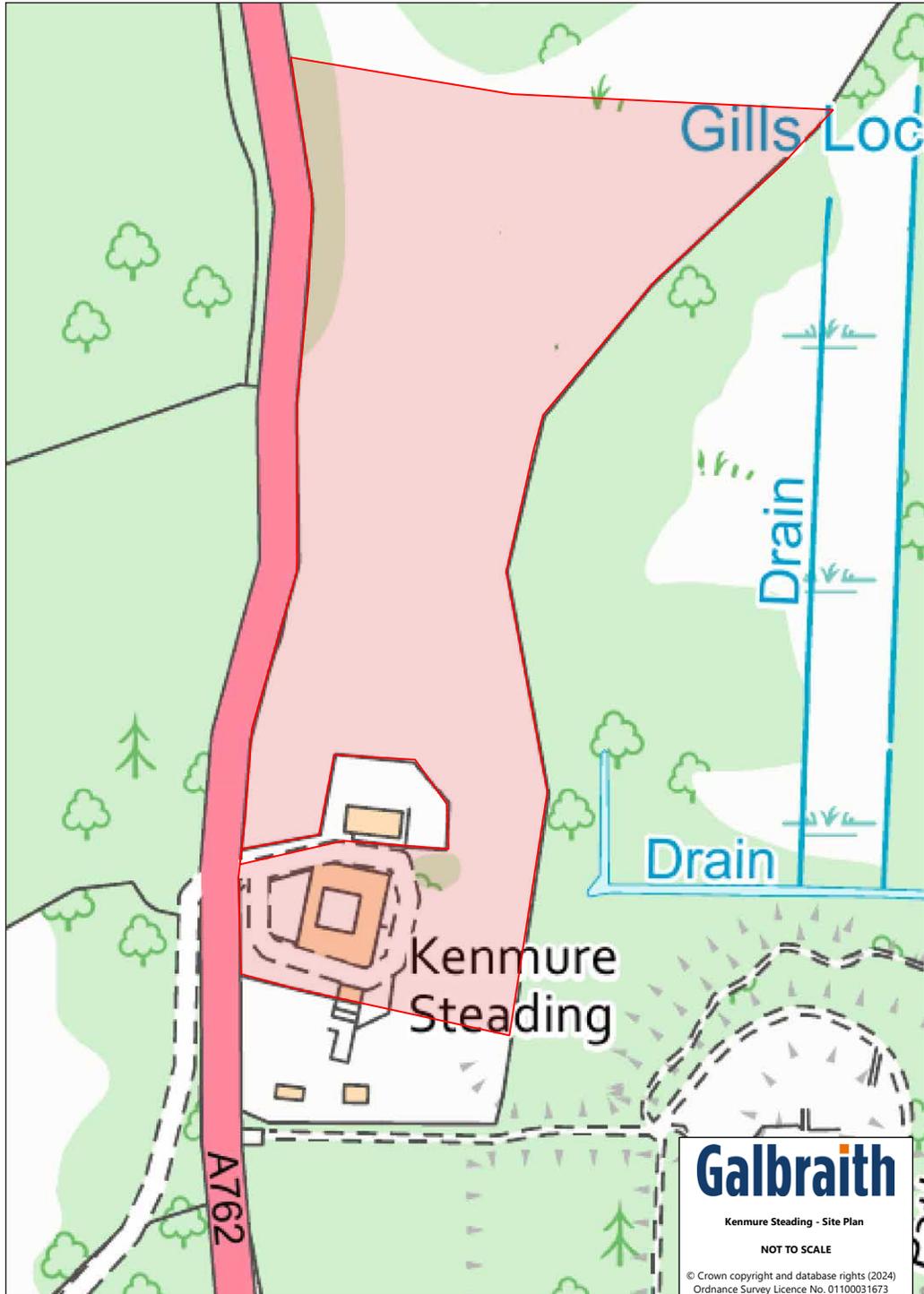
FIRST FLOOR



OUTBUILDING

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Galbraith



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