

Galbraith



KIRKDALE ESTATE LODGES
CARSLUITH, DUMFRIES & GALLOWAY



KIRKDALE ESTATE LODGES, CARSLUITH, DUMFRIES & GALLOWAY DG8 7DY

Luxury cedar holiday lodges for sale in exclusive coastal location with stunning sea views.

Gatehouse of Fleet 6.9 mile ■ Newton Stewart 11.6 miles ■ Dumfries 37 miles

- One reception room. Three bedrooms. Two bathrooms
- Luxury newly completed bespoke cedar holiday lodge
- Uninterrupted south facing coastal views
- Direct access to the Kirkdale Estate coastline
- Internal layout can be customised/finishes to suit
- Fibre Speeds of up to 300mb available
- Only two final spaces remaining.

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 **OnTheMarket**





SITUATION

Kirkdale Estate Lodges is an exclusive coastal site for a maximum of eight privately owned lodges in an exquisitely natural landscaped environment with spectacular sea views. There are only a final two plots remaining offering a very rare opportunity to purchase a holiday lodge on this breathtaking coastline.

Situated on a beautiful secluded stretch of coast on a private Estate in the shadows of historic Carsluith Castle the lodges are south facing with views over the stunning Solway Firth and Wigtown Bay Nature Reserve. There are two SSSIs (Site of Special Scientific Interest) directly adjacent to the site, one protects the rare and ancient woodland and the other the Estuary and beach. SSSIs form a set of nationally important natural areas in the UK.

Each lodge will look straight out to sea with a terrace and glass fronted balcony offering unrivalled sea views, owners can enjoy listening to the waves and watching the stars at night.

From the Kirkdale Estate lodges you can directly access the private shoreline offering mile long beach walks along the beautiful coast providing an ever-changing outlook.

Galloway Forest Park is on your doorstep offering exceptional mountain biking, walking and stargazing opportunities. The Forest Park received Gold Tier Dark Sky Park Status from the International Dark Sky Association due to the exceptional quality of the night sky. The Wigtown Bay Nature reserve is the largest in Britain offering sea fishing and bird watching opportunities in addition to the wonderful sea views. The magnificent Galloway Forest Park, on the Visit Scotland 2022 Must See List is on your doorstep.

The Fleet Valley National Scenic Area is also on the doorstep. Situated around picturesque Gatehouse of Fleet the valley rises from the coast up to the Clints of Dromore and Cairnsmore of Fleet National Nature Reserve offering spectacular walks for all abilities amongst stunning scenery. Enjoy remote walks around the beautiful Water of Fleet Viaduct where the Alfred Hitchcock "The 39 Steps" was filmed.

Kirkdale Estate Lodges are perfectly positioned to enjoy all the best of the region. Castle Douglas (Food Town), Kirkcudbright (Artist's Town) and Wigtown (Book Town) are all within only 20 - 30 minutes of the lodges. The small town of Gatehouse of Fleet and Creetown village are within 10 minutes - offering many facilities, shops, cafes, restaurants, hotels, doctors, library etc.

Tennis, golf, fishing, horse-riding and endless beautiful walking opportunities can all be found nearby. Golf courses range from the local 9 hole (10 minutes away) to the beautiful links at Glenluce or the championship course at Southerness. Clay shooting days and activities can be accommodated at the Forrest Estate too. Galloway Activity Centre on Loch Ken offering many water activities is only 30-40 minutes away.

Kirkdale Estate is a private coastal Estate, well positioned in south west Scotland with Glasgow and Edinburgh only 2 - 2.5 hours away.

DESCRIPTION

We currently only have a two final spaces remaining with an option for a lodge to be purchased and delivered in a suitable timeframe. Each lodge has outstanding uninterrupted sea views. Each lodge includes all appliances, a high end log effect gas fire, generous decking and a glass fronted balcony.



The lodges are designed by Island Leisure, one of the UK's premier lodge manufacturers and built to BS3632 full residential specification. The footprint of each lodge stands at 13.6m x 6.1metres (plus a 3metre decking with glass balcony) with the option of three bedrooms or two bedrooms plus study and a choice of interior finishes to suit. Sample designs are available - each lodge is made to order. Each lodge purchase includes the security of a 30 year site licence.

The accommodation for the lodge for sale shown in this brochure offers three bedrooms with two bathrooms, utility room and stunning open plan kitchen/dining/living room. There is a king-size master bedroom plus two additional twin bedrooms (or one twin and a study). The master bedroom has an en-suite with generous walk-in shower and the second bathroom has a bath with shower over. There is a separate practical utility room with additional sink, washer/dryer and storage cupboard for coats. To the front of the lodge is a beautiful open kitchen/dining/living room - with sea views and direct access to a large south facing 3 metre decking area with glass fronted balcony looking out to sea. Two private parking spaces are situated at the rear of each lodge.

Fibre broadband can be connected to the property alongside gas and electricity. A high spec glass fronted log effect gas fire has been installed into the sitting-room. There will be an option for an electric car trickle charging point.

ACCOMMODATION

Ground Floor:

Entrance/utility room. Kitchen/Dining/Living. Master Bedroom En Suite. Bedroom 2. Bedroom 3. Bathroom. Decking and glass fronted Balcony.

External

Garden space which includes parking for two cars. 3 metre decking area to front of the property with glass fronted balcony provides a stunning space to entertain friends and family or simply unwind with the spectacular outlook. The access road from the main road and to the rear of the lodges has been planted with birch, cherry & native woodland trees.

PLANNING

The permissions for the development state that the lodges must not be the sole or main residence of the occupier. The lodges are not permitted for sub-letting but can be offered to friends & family.

SITE FEES

£3850 pa plus VAT at the prevailing rate. Fees include pitch fee, grounds maintenance, cutting and strimming of plot surrounds, maintenance of park infrastructure, water and drainage charges, gas and electrical infrastructure. Site insurance is included also.

OWNERS RESPONSIBILITY

Gas safety check, individual lodge insurance, rates where applicable (currently not applicable), refuse collection, fees (Kirkdale Estate will organise collections) and lodge utility bills.





SERVICES AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	EPC	SITE FEE
Lodge	Private Supply	Mains	Septic Tank	LPG Gas Central Heating	Exempt	£3950 pa + VAT

WI-FI

High speed fibre wi-fi is available direct to premises up to 300mb.

CAR CHARGING POINTS

Trickle chargers can be fitted by owners request to lodges at owners cost.

FIXTURES AND FITTINGS

Lodges can be purchased furnished or unfurnished.

FURNISHED LODGES

The photographed lodge in this brochure is fully furnished. This includes all appliances - hob, oven, integrated fridge/freezer, integrated dishwasher and integrated washer/dryer. All floorings, curtains, blinds, furniture and bedding are included. High end log effect gas fire also included. Decking and glass fronted balcony included.

UNFURNISHED LODGE

Unfurnished lodges can be ordered and include all appliances - hob, integrated fridge/freezer, integrated dishwasher and integrated washer/dryer. High end log effect gas fire also included as well as decking and glass fronted balcony.

DIRECTIONS

From the A75, TRAVELLING WEST. The site can be accessed turning left into the main Carsluith Castle and Oakhill Café and Deli entrance. Continue west through the courtyard to reach the private access road to the lodges.

POST CODE

DG8 7DY

WHAT3WORDS

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

mountains. bonfires. before

SOLICITORS

Hall Baird Solicitors
The Old Exchange
Castle Douglas

LOCAL AUTHORITY

Dumfries & Galloway Council

VIEWINGS

Strictly by appointment through the agent. Viewings will be accompanied by the owners. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

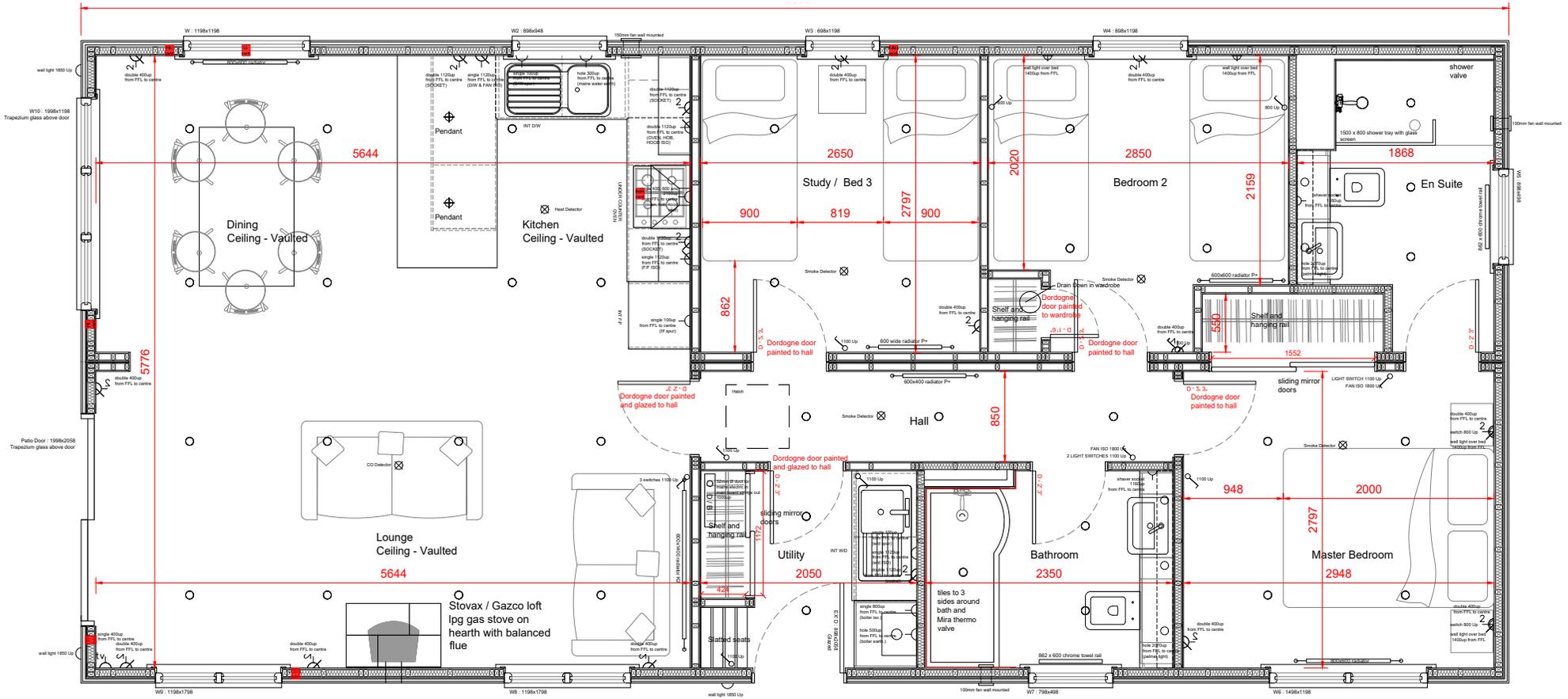
Failure to provide this information may result in an offer not being considered.

MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com







CONSTRUCTION DIMENSIONS SHOWN
 SIZES MAY VARY DUE TO BUILDING TOLERANCES AND THEREFORE SHOULD BE CHECKED

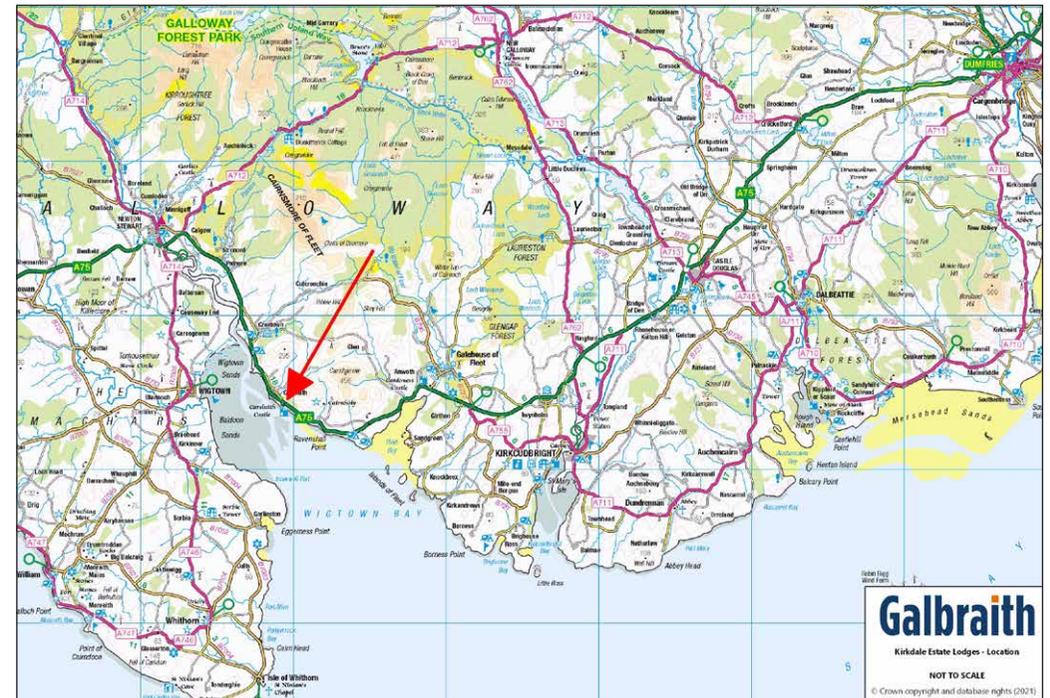
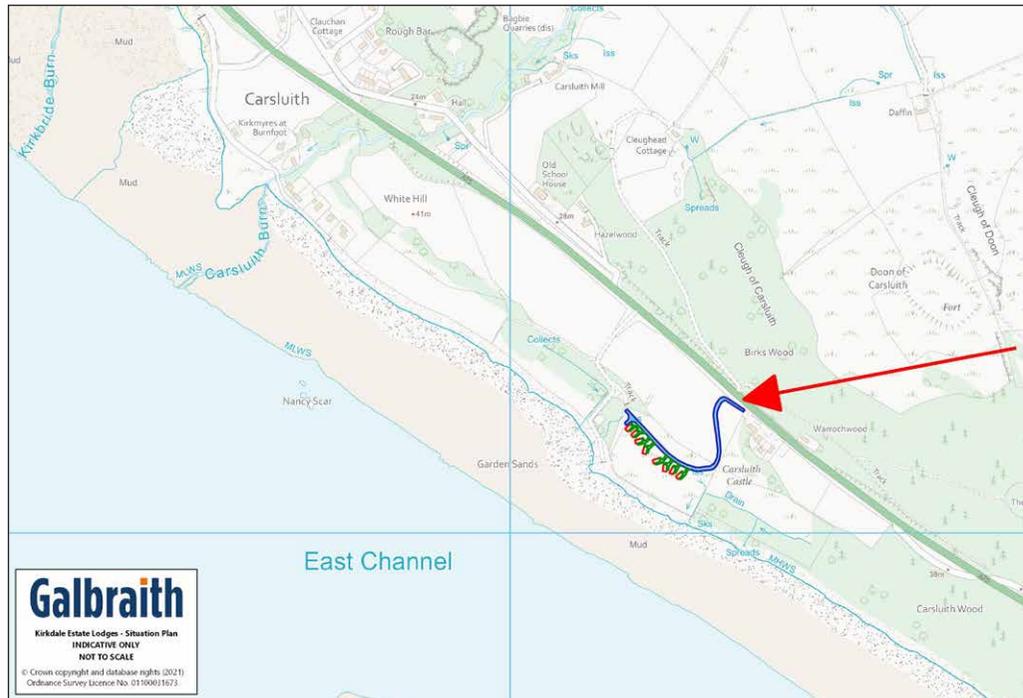
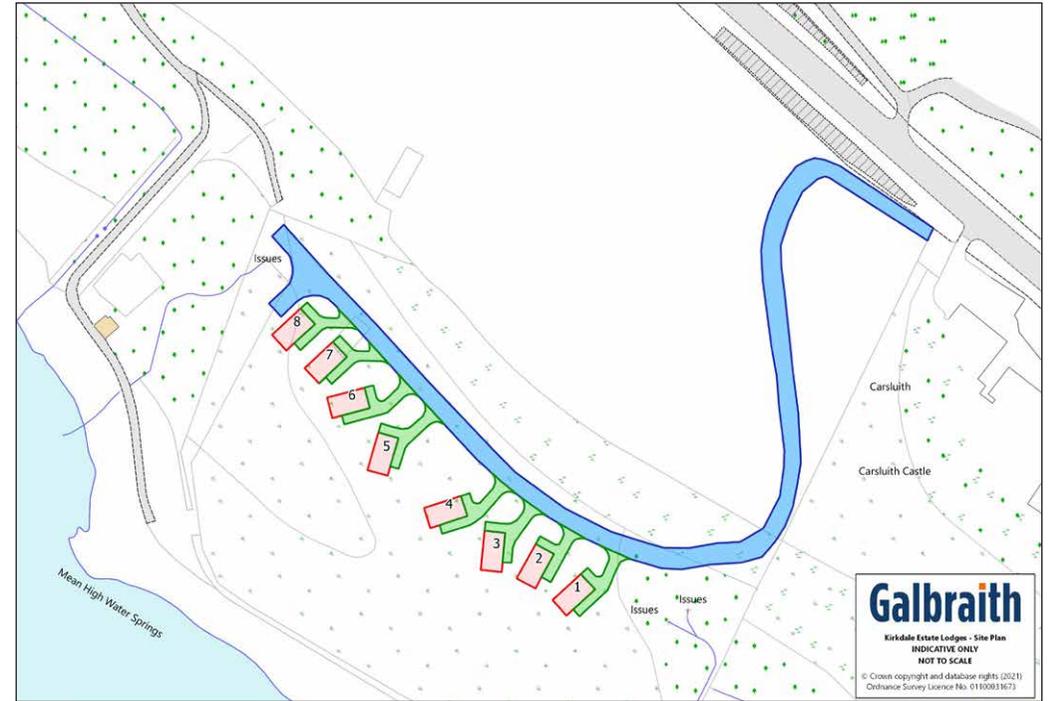
Sales Plan - Scale 1:20


 Island Leisure
 4000 Mallett Drive, 2nd Floor
 Greenwood Business Park, Arrowsbank,
 Perth, PH1 3LX
Mr and Mrs Hannay
 Kirkdale Estate Lodges
 Sales plan - 3 bedroom
 Project number: K10
 Date: 15th February 2021
 Drawn by: RG
 Checked by: IL
K10 - SP01
 Drawing no. Revision
 Scale @ A1 1:20



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, together with proof of funding and Identification. 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. Photographs taken in October 2021. (Photos within the brochure show a newly completed furnished lodge for sale).





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RESPONSIBLY PRINTED
PLEASE RECYCLE