

Land at Little Cairnbrock Farm

ERVIE, STRANRAER, DG9 0RE



Rarely available building plot/development opportunity with full Planning Permission, set within spectacular southern Scotland scenery, near Stranraer



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An exclusive and unique development opportunity to turn a countryside building plot into multiple holiday chalets for the burgeoning investment and rental market. Set in a stunning rural location, on the southern outskirts of Scotland, within the beautiful scenery of the Wigtonshire area, Dumfries and Galloway.

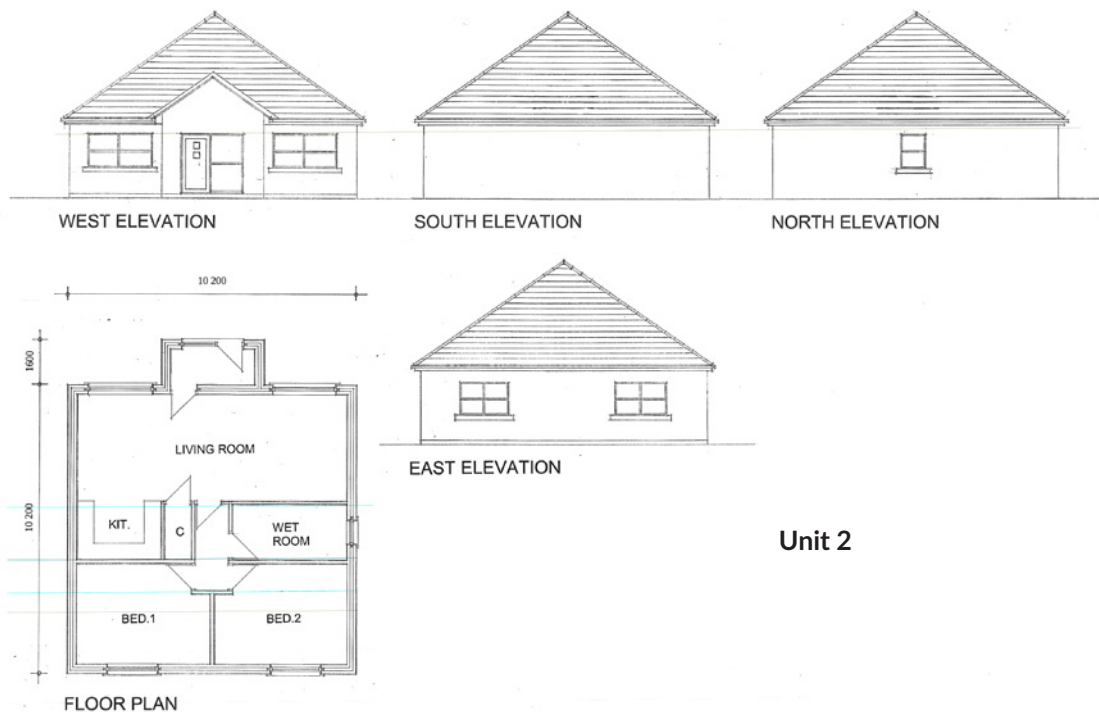
THE PLOT

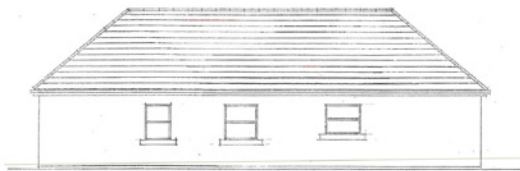


The plot comes with full Planning Permission for the erection of three detached dwellings/holiday chalet units plus a managers' accommodation unit (Planning reference 20/1795/FUL). Currently, the plot has foundations in place.

The plot is currently unserviced, though there may be services within the vicinity, given the proximity of nearby properties. Potential purchasers would be required to make their own enquiries with the relevant Service Providers regarding current capacities/connection routes.

CHALET PLANS

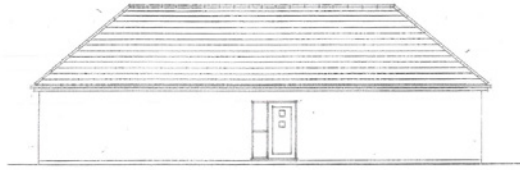




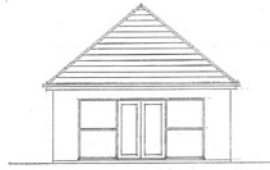
NORTH ELEVATION



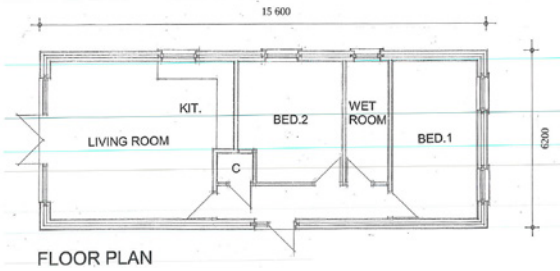
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



FLOOR PLAN

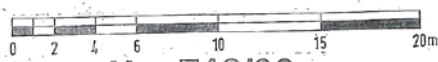
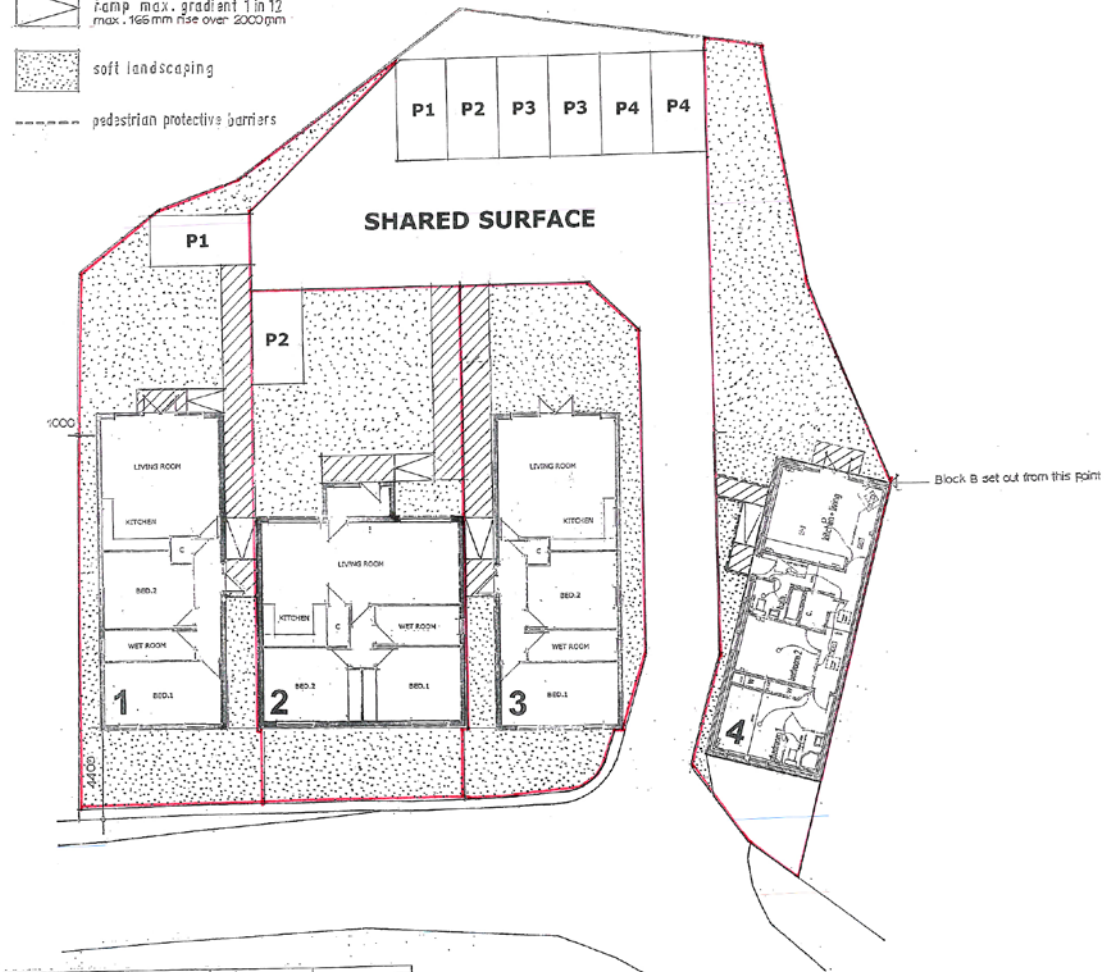
Unit 3

500 x 500 p.c.c. paving flags bedded on clean sharp sand

1:amp max. gradient 1 in 12 max. 166mm rise over 2000mm

soft landscaping

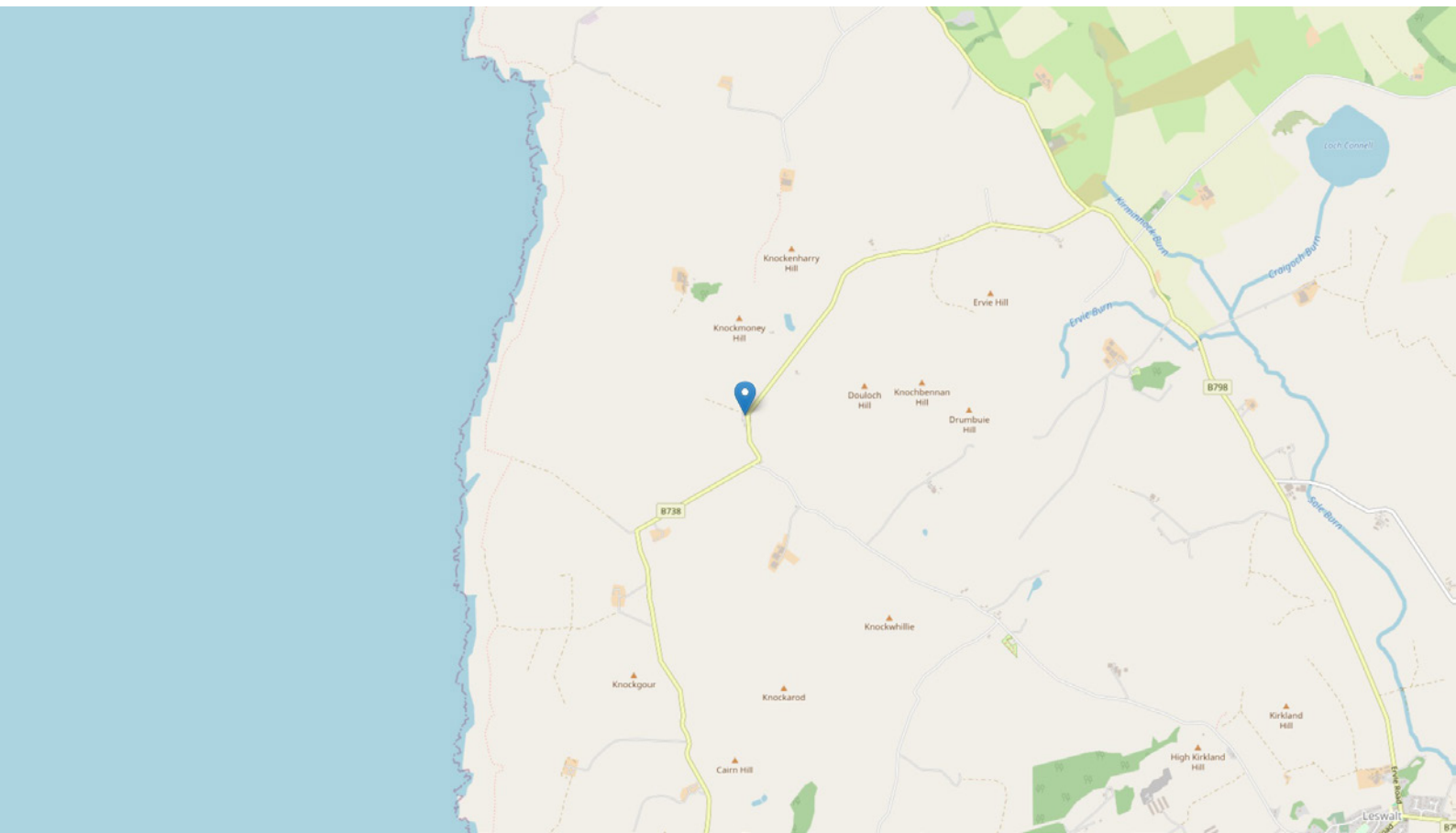
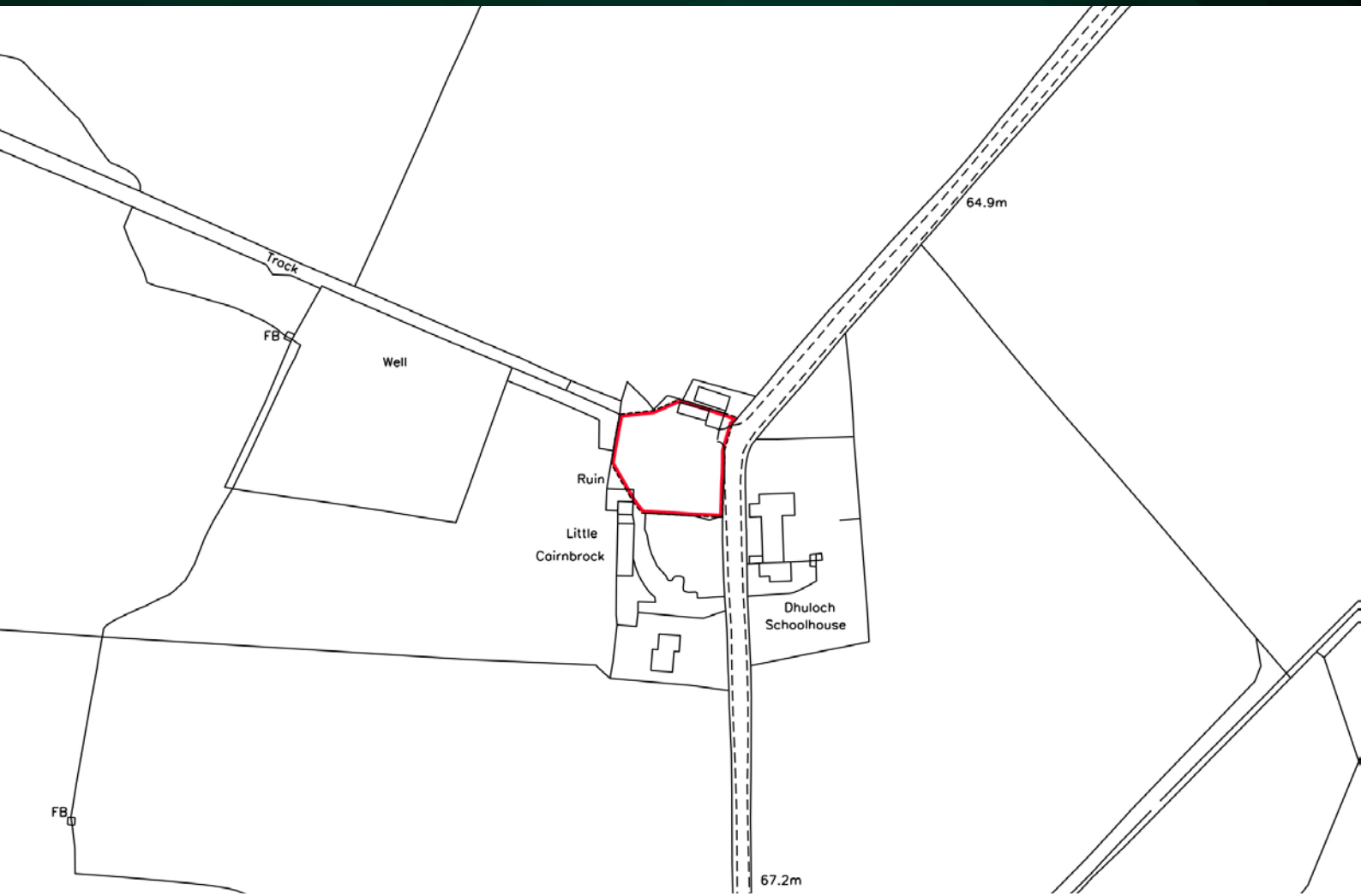
pedestrian protective barriers



Dwg. No. 712/06D

The plot is circa 1300 sq metres in size and once developed will provide valuable holiday rental accommodation for the short-term let marketplace. Early viewing is advised for budding developers and seasoned builders seeking a solid investment opportunity.

TITLE PLAN & MAP



THE LOCATION

This lovely plot is beautifully nestled at Little Cairnbrock Farm, Ervie, Leswalt, near Stranraer. It's not far from spectacular views towards the shores out across the Irish Sea. On the other side, looking in a different direction is Loch Ryan. It's only six miles to Stranraer and 75 miles south of Glasgow. This particular part of Wigtownshire has one of Scotland's most picturesque landscapes, home to Scotland's most southerly point at the Mull of Galloway (21 miles) and further east the Galloway Forest National Park (45 miles).

Stranraer itself has five primary schools and a secondary school, as well as a range of shops, amenities and a hospital. There's a great museum at the Castle of St. John, in the centre of the town, which you can climb right to the roof to enjoy magnificent views over Stranraer. Agnew Park, on the shores of Loch Ryan, offers a great day out for children and adults alike. There are pedal boats and a miniature train, an adventure playground island and pitch and putt golf. Stair Park, home to Stranraer FC, whose pitch is within the park, has tennis courts, a skate/scooter park, a bandstand, swings and a playground as well as relaxing gardens.



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