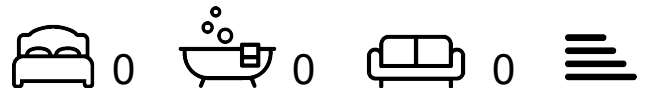




Ruthwell Station

Dumfries, DG1 4NY

Offers In The Region Of £75,000



- Residential Building Plot in Ruthwell Station
- Offers in the Region of £75'000
- Approximately 0.125 Acres (506m²)
- Planning Permission in Principle Granted
- Permission for One Single-Storey Dwellinghouse
- Opportunity to Create a Bespoke Detached Bungalow
- Approximately 13.9m Frontage and 36.5m Depth
- Provision Required for Off-Road Parking and Turning
- Attractive Village Setting with Countryside Nearby
- Convenient Access to Dumfries and Annan

Ruthwell Station

Dumfries, DG1 4NY

Offers In The Region Of £75,000



An exciting opportunity to acquire a residential building plot extending to approximately 0.125 acres (506m²), situated within the charming rural village of Ruthwell Station, surrounded by the attractive Dumfries and Galloway countryside.

Enjoying a pleasant position between established residential properties, the plot benefits from planning permission in principle for the erection of a single-storey dwellinghouse, granted by Dumfries and Galloway Council on 8 January 2025 under reference 24/1599/PIP.

The relatively level, enclosed plot measures approximately 13.9 metres across its roadside frontage and extends some 36.5 metres in depth, offering the opportunity to create an individually designed home with private garden grounds and off-road parking.

The planning conditions provide for a single-storey dwelling with its principal elevation facing the B725, together with a minimum of two off-road parking spaces and a suitable vehicle turning area. The indicative site layout also makes provision for private drainage arrangements, with the final design, layout, access, landscaping and drainage subject to further planning approval.

For those dreaming of building their own home, the site presents an appealing opportunity to create a modern detached bungalow, designed around individual preferences and lifestyle requirements. The accompanying CGI illustrations demonstrate one potential design concept and are provided for inspiration only.

Ruthwell Station offers the appeal of peaceful village living, with established homes, surrounding greenery and the wider countryside providing an attractive setting. The location combines the enjoyment of a quieter rural lifestyle with access to Dumfries, Annan and the wider region.

Whether looking to create a comfortable home for retirement, downsize into a bespoke bungalow or simply enjoy the satisfaction of building a home from the ground up, this is an excellent opportunity to turn those aspirations into reality.

Tel: 01387 245898

Planning Permission

Planning permission in principle was granted by Dumfries and Galloway Council on 8 January 2025 under application reference 24/1599/PIP for the erection of one dwellinghouse on land situated between Ashlyn and Braeside, Ruthwell Station.

The permission specifies that the proposed dwelling must be single-storey, with its principal elevation facing the B725 and the roof ridge running parallel to neighbouring properties in a south-west/north-east direction.

The indicative layout, access and foul drainage arrangements are required to be generally in accordance with drawing L01 Revision B, received by the Council on 16 December 2024.

Further applications for approval of matters specified in conditions are required before development can commence. These include the final design, layout, external appearance, landscaping, access arrangements and drainage.

Under the terms of the permission, applications for approval of the specified matters must be submitted within three years of 8 January 2025, with development required to commence within five years of that date, subject to the applicable planning conditions.

Purchasers should satisfy themselves regarding the planning conditions and any subsequent approvals.

Plot Size & Boundaries

The building plot occupies a relatively level, rectangular area of land, enclosed by established boundary fencing and positioned between neighbouring residential properties.

Based on the dimensions indicated on the submitted planning drawing, the plot extends to approximately 506m² (0.125 acres), with a roadside frontage of approximately 13.935 metres, a rear boundary of 13.755 metres and side boundaries measuring approximately 36.730 metres and 36.472 metres.

The site offers the potential to accommodate a single-storey dwellinghouse, together with private garden grounds, off-road parking and associated landscaping, subject to the necessary detailed approvals.

All measurements are approximate and have been derived from the planning information supplied. The precise site area and legal boundaries have not been independently verified and should be confirmed against the title documentation or an appropriate survey.

Access, Parking & Drainage

The site benefits from direct roadside frontage onto the B725, with the proposed access arrangements subject to detailed approval.

The planning permission requires provision within the site for a minimum of two off-road parking spaces, together with a hardstanding turning area sufficient to allow vehicles to enter and leave the public road in forward gear.

The Council's accompanying roads guidance specifies that the first five metres of the access should be surfaced in bituminous material, or another agreed surface, with appropriate drainage arrangements and a maximum gradient of 8%.

The indicative planning layout identifies proposed private foul drainage arrangements towards the rear of the plot.

The final access design, parking layout, surface water management and foul drainage arrangements will require further consideration and approval as part of the development process.

Services & Utilities

Prospective purchasers should make their own enquiries regarding the availability, location, capacity and cost of connecting essential services, including electricity, mains water and telecommunications.

The availability of service connections at the site boundary has not been independently confirmed, and no representation is made that utilities are currently connected to the plot.

The planning documentation identifies indicative private foul drainage arrangements, although the final system, its suitability, installation requirements and any necessary consents remain subject to further assessment and approval.

Purchasers should obtain confirmation directly from the relevant utility providers and suitably qualified contractors regarding connection feasibility, installation costs and any associated requirements before committing to development.

Planning Documents & Further Information

The relevant planning application is registered with Dumfries and Galloway Council under reference 24/1599/PIP.

The planning documentation includes the decision notice dated 8 January 2025 and the indicative site/block plan, drawing L01 Revision B.

The documents provide information regarding the approved principle of development, indicative site arrangement, access, parking, drainage and conditions attached to the permission.

Copies of the available planning documents can be requested through Hunters Dumfries or accessed through the Council's planning application records.

Interested parties are strongly encouraged to review the complete planning documentation and seek appropriate professional advice regarding the proposed development before submitting an offer.

Proposed Development – Illustrative Designs

The accompanying CGI images, architectural illustrations, indicative floor plans and proposed bungalow designs have been created solely for marketing and illustrative purposes, to demonstrate one possible way in which the building plot could be developed.

These illustrations are entirely conceptual and do not represent an approved architectural design, a confirmed building specification or a guarantee of what can be constructed on the site.

Any dimensions, floor areas, room layouts, building heights, external finishes, positioning, parking arrangements and landscaping shown are indicative only. They have not been independently verified by a qualified architect, surveyor or planning professional and should not be relied upon when assessing the development potential of the plot.

Planning permission in principle has been granted for the erection of one single-storey dwellinghouse. However, the specific bungalow designs illustrated have not been submitted for or granted detailed planning approval.

Prospective purchasers will be responsible for appointing their own architect or suitably qualified designer to prepare appropriate plans and specifications, taking account of the site's dimensions, boundaries, planning conditions, access requirements, drainage arrangements and all relevant building regulations.

The final design, size, layout and positioning of any proposed dwelling will be subject to the necessary approvals from Dumfries and Galloway Council and other relevant authorities.

These images are intended to inspire prospective purchasers and demonstrate the potential opportunity to create a bespoke home. They should not be interpreted as confirmation that the particular designs, dimensions or layouts illustrated are achievable or permissible.

The sale relates to the vacant building plot only. No dwellinghouse, construction works or building package is included in the asking price.

CGI Images & Artist's Impressions—Important

IMPORTANT NOTICE – AI-GENERATED CGI IMAGES AND ARTIST'S IMPRESSIONS

Certain images contained within these marketing particulars have been digitally generated using artificial intelligence (AI) and computer-generated imagery (CGI).

These illustrations are intended solely to demonstrate how a potential residential development might appear on the site.

NO DWELLINGHOUSE HAS BEEN CONSTRUCTED ON THE PLOT.

The bungalow designs, architectural features, building dimensions, positioning, driveway, vehicles, landscaping and garden arrangements depicted are conceptual and must not be interpreted as approved architectural drawings or an exact representation of what can be constructed.

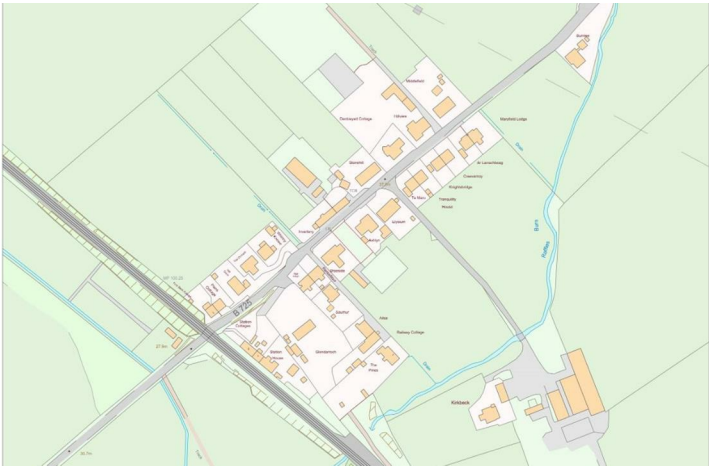
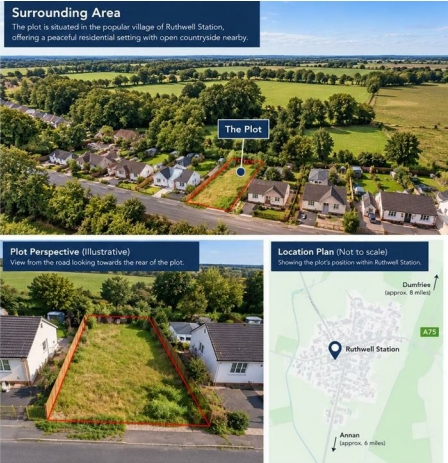
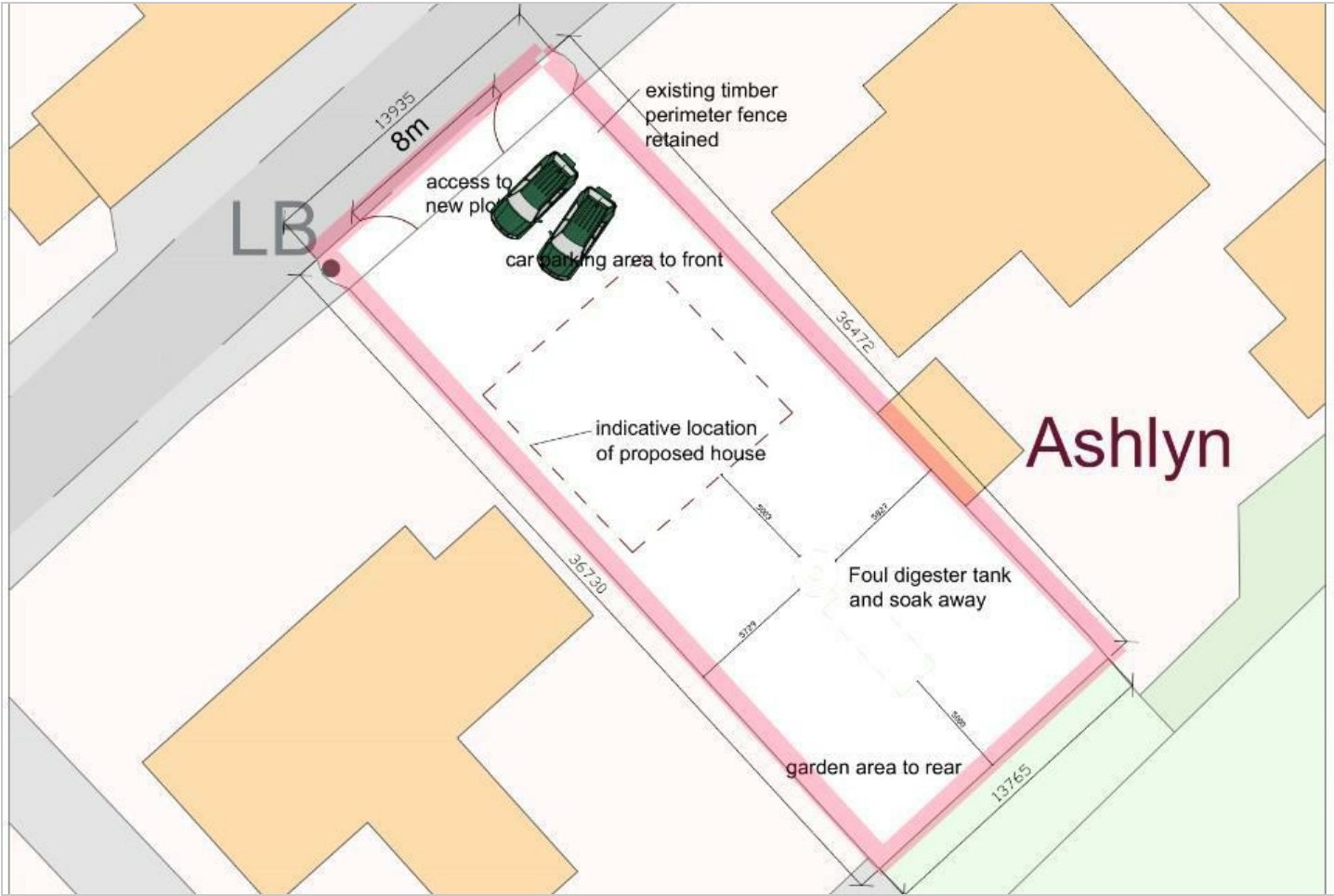
Planning permission has been granted in principle for one single-storey dwellinghouse only. The specific bungalow designs illustrated have not received detailed planning approval.

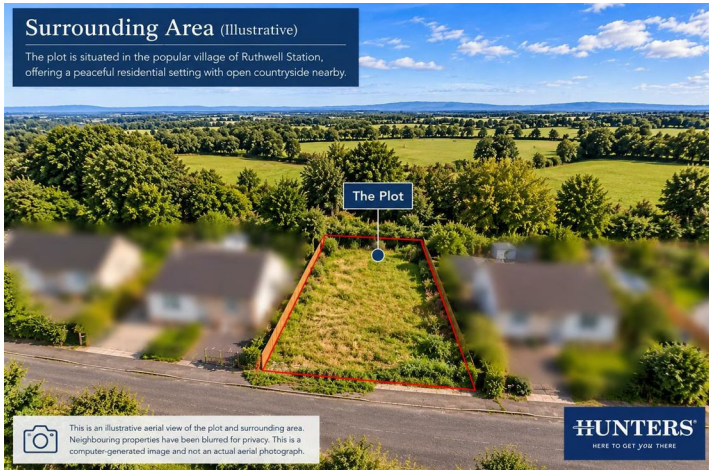
Some illustrative images may also contain digitally generated or altered representations of surrounding land, buildings and landscape features. These should not be relied upon as accurate representations of the existing surroundings.

Purchasers must satisfy themselves regarding the suitability of the site for their intended development, including building dimensions, boundaries, access, drainage and all necessary planning and building consents.

Original site photographs and the relevant planning documentation should be consulted when assessing the property.

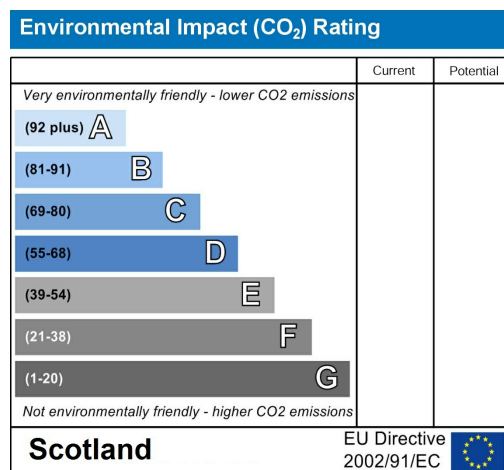
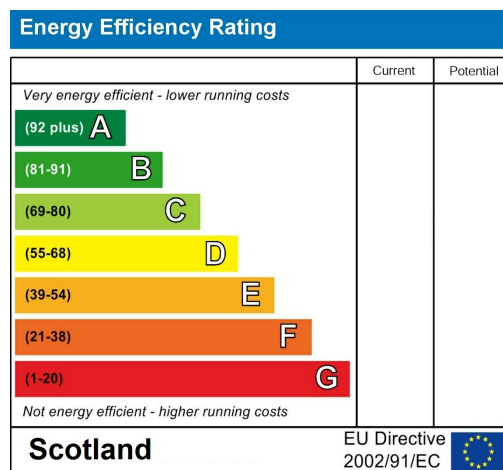
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



IN PRINCIPLE GRANTED

An excellent opportunity to acquire a residential building plot with planning permission in principle for one single-storey dwellinghouse.



Planning Reference
24/1599/PIP



Granted
8 January 2025



Permission In Principle
For the erection of one single-storey dwellinghouse.



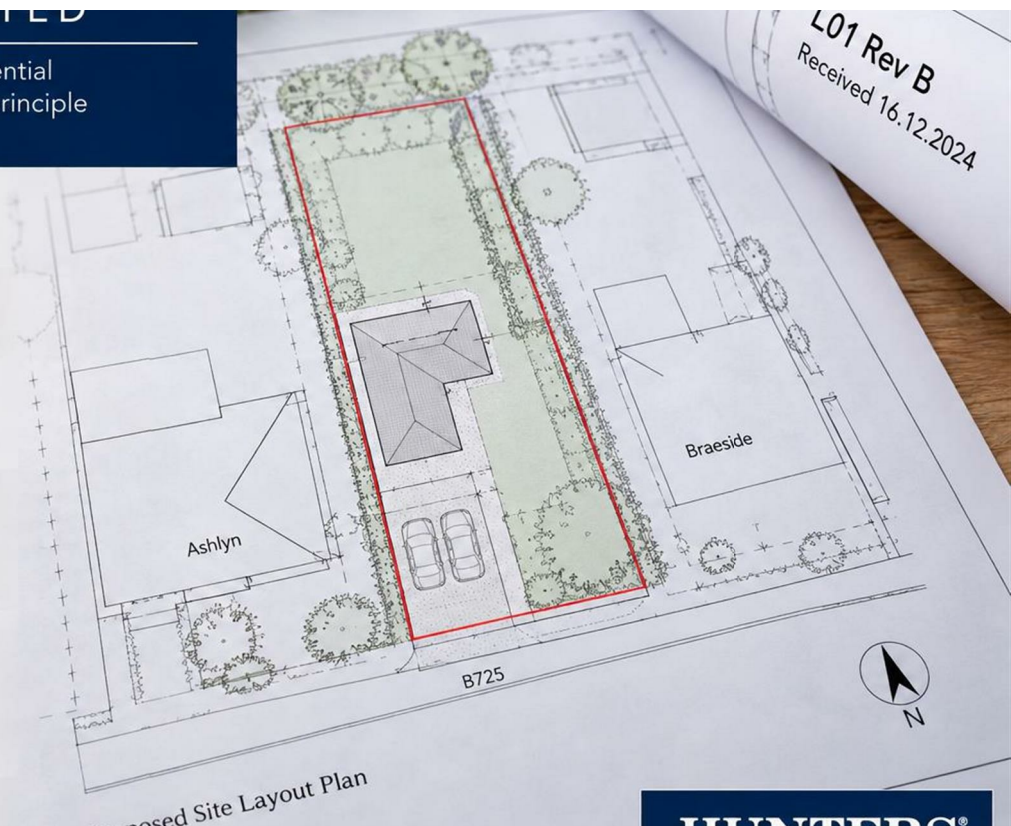
Indicative Layout
Access, layout and drainage arrangements to be generally in accordance with drawing L01 Revision B, received 16 December 2024.



Further Approvals Required
Detailed matters including final design, layout, external appearance, landscaping, access arrangements and drainage will require a further application to Dumfries and Galloway Council.



Time Limits
Applications for approval of the specified



Tel: 01387 245898



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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