







Building Plot 2, Field Adjoining Mansfield Hall, Rigg, Gretna, DG16 5JQ

- Attractive and Generously Proportioned Building Plot
- Picturesque Southerly Countryside Views with Solway and Northern Lakeland Fells Backdrop
- Spacious Open-Plan Kitchen, Dining & Family Room
- Master Bedroom with En-Suite Facilities
- Planning Reference 26/0465, Approval Dated 1 September 2026
- Desirable Village Location in Rigg, Between Gretna and Eastriggs
- Approved Planning Permission for a Detached Dwellinghouse with Detached Garage
- Separate Living Room, Utility and Dedicated Home Office
- Excellent Self-Build Opportunity with Scope to Personalise
- Contact Hunters Annan for Further Information

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Asking Price £125,000

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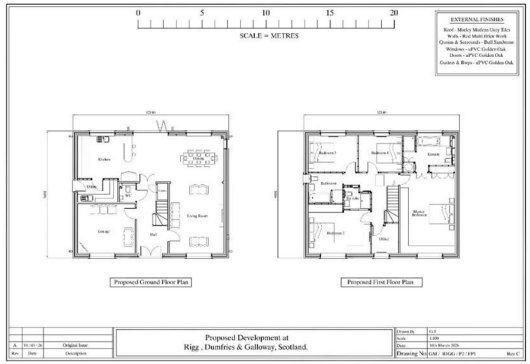
DESCRIPTION

Offering a fantastic opportunity to create a bespoke family home, this attractive and generous building plot occupies a wonderful position within the village of Rigg, conveniently situated between Gretna and Eastriggs. Enjoying picturesque views across the surrounding countryside, with the Solway and northern Lakeland fells providing an impressive backdrop, the plot benefits from an appealing rural setting, whilst remaining within easy reach of nearby amenities and transport connections. With its generous proportions, attractive outlook and convenient location, the plot presents an excellent opportunity for those seeking to build a home tailored to their own personal requirements and specifications.

The plot benefits from approved planning permission for a substantial four-bedroom detached dwellinghouse with detached garage, thoughtfully designed to provide spacious and versatile accommodation suited to modern family living. The proposed ground floor incorporates an impressive open-plan kitchen, dining and family room, creating a fantastic central living space, complemented by a separate living room and practical utility room. To the first floor, the approved plans provide for four well-proportioned bedrooms, including a master bedroom with en-suite facilities, alongside a family bathroom and a dedicated home office. The proposed layout offers an excellent balance of open-plan living and more private spaces, ideal for growing families and those working from home.

The plot is currently outlined by wire fencing, helping to identify its position and boundaries. Approved planning permission and associated documents can be viewed via the Dumfries & Galloway Council planning portal under reference 26/0465. Interested parties are advised to make their own enquiries regarding the planning consent, availability of services, boundaries and any conditions attached to the approval. For further information, or to arrange a site visit, please contact Hunters Annan







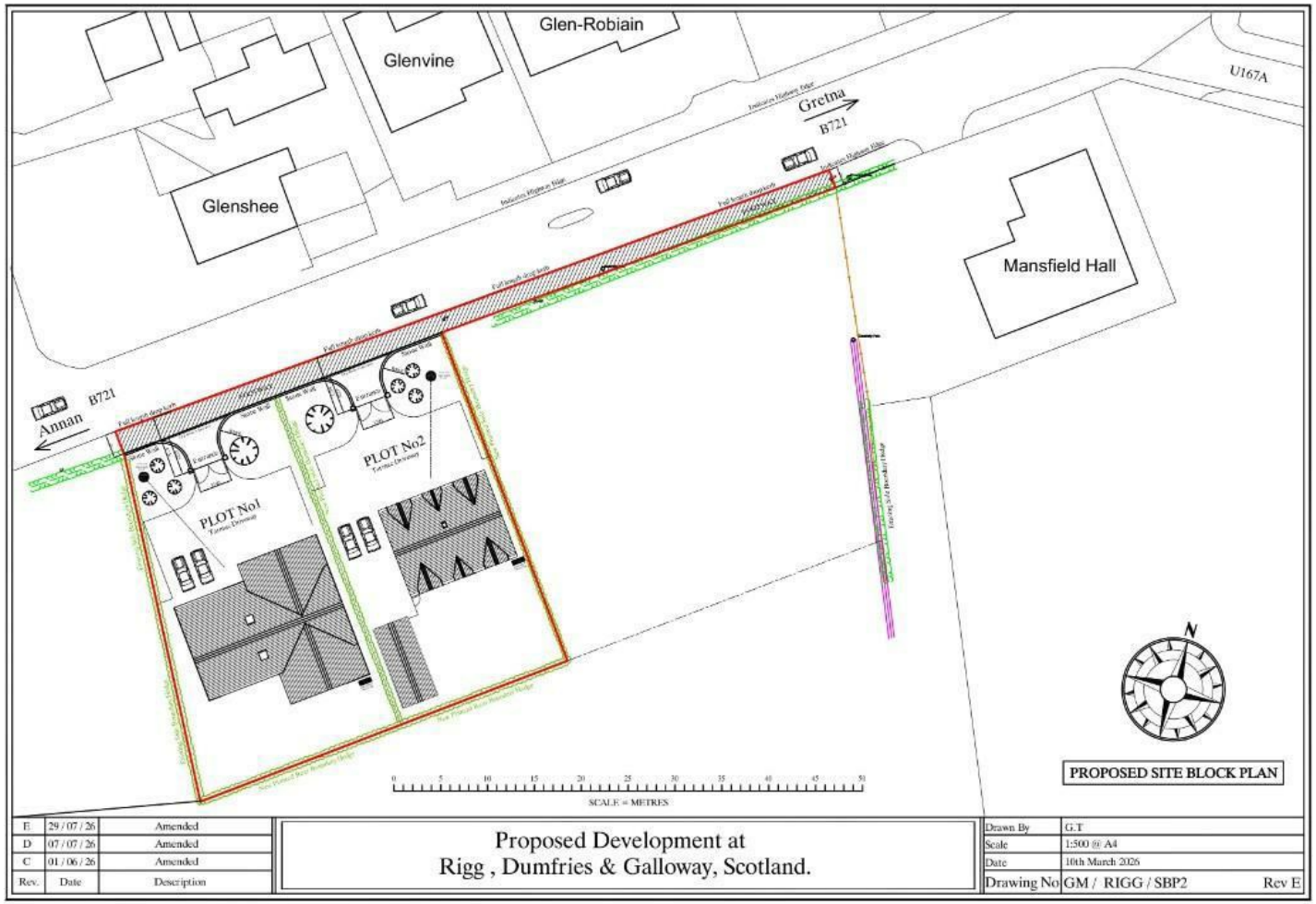



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This is a digitally generated image approximately representing the approved planning permission plan, and is to be used as visual guidance only.
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Viewings

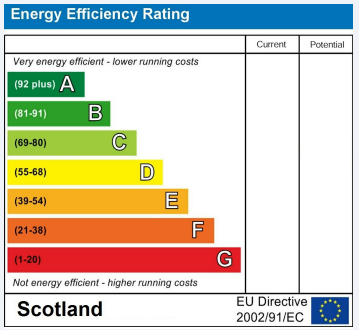
Please contact annan@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

The Property Ombudsman

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