



MEIKLEHOLM COTTAGE

LANGHOLM, DUMFRIES AND GALLOWAY

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Exciting development opportunity with Full Planning overlooking Langholm.

Hawick 23.6 miles ■ Carlisle 20.4 miles ■ Edinburgh 80 miles

Area extending to 0.16ha (0.38acres)

- The plot lies to the northeast of Langholm.
- Available as an individual plot or as a whole with the neighbouring plot North of Meikleholm Cottage extending to 0.14ha (0.35 acres).
- Full planning permission for change of use, alterations and erection of extension to bring property back into use.
- Attractive design and high specification of proposed house.
- Planning References: 23/0086/FUL
- Services adjacent to site.

Galbraith

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SITUATION

The plot is situated on the northwest side of Langholm. Langholm sits on the A7.

Langholm, known as the 'Muckle Toon' is a burgh of Dumfries and Galloway in southern Scotland. The town lies in between four hills in the valley of the River Esk, in the Southern Uplands. It is the traditional seat of Clan Armstrong with its most famous descendant being Neil Armstrong, the first man to walk the moon.

Langholm sits 8 miles north of the Anglo-Scottish Border on the A7 road running between Edinburgh in east central Scotland and Carlisle in North-West England. Edinburgh is approximately 80 miles to the North and Carlisle is approximately 20 miles to the south.

DESCRIPTION

Meikleholm Cottage which extends to 0.16 ha (0.38 acres) is the existing site of Meikleholm Cottage. The existing cottage is derelict and has full planning for refurbishment and extension to a 3 bedroomed dwelling.

PLANNING

Full planning permission has been granted for change of use, alterations and erection of extension to abandoned cottage to bring back into use as a dwelling house.. The planning references is:23/0086/ FUL

SERVICES

Main services lie adjacent to site. Foul and surface water treatment as per planning application and properties to be linked to mains water network.

DIRECTIONS

From the A7 in Langholm take a right turn if coming from the north or left from the south across the river onto the Thomas Telford Road. Follow this road, B709 for approximately 0.5 miles then turn left onto Holmwood Drive. Follow this road for approximately 300 meters and the Meikleholm Cottage is on your right hand side, overlooking the Town.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co//face.playroom.lavender

LOCAL AUTHORITY

Dumfries and Galloway Council, English Street. Dumfries. DG1 2DE. Tel : 0303 333 30000

VIEWINGS

Strictly by appointment with the selling agents.

POST CODE

DG13 9PW

TENURE

Freehold.

LAND AT NORTH OF MEIKLEHOLM COTTAGE

Land North of Meikleholm Cottage which extends to 0.14ha (0.35acres) sits to the north of the cottage and has full planning for the development of a 3 bedroomed cottage is also available for sale.

2017 ANTI MONEY LAUNDERING 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 November 2023.

