



FOR SALE – CAIRN POINT, CAIRNRNAN, DUMFRIES AND GALLOWAY, DG9 8YQ

- PROMINENT SITE IMMEDIATELY ADJACENT TO A77
- APPROXIMATELY 10 ACRES OF USABLE LAND
- STRATEGIC LOCATION BETWEEN THE P&O AND STENA LINE FERRY TERMINALS



**STENA LINE
TERMINAL**

A77

0.8 miles

THE SITE

1.3 miles

**P&O
TERMINAL**



P&O TERMINAL



STENA LINE TERMINAL

INDICATIVE OUTLINE OF USABLE LAND





Location

Cairnryan is a popular village with a rich port history, attracting visitors to its scenic Loch Ryan setting and two ferry terminals; Stena Line Port and P&O Port, the fastest ferry connections between Scotland and Northern Ireland for freight and passengers alike.

The site is situated on a prominent position overlooking Loch Ryan, to the west of the A77 which is a major trunk road that connects with the M77 running south-westerly from Glasgow.

Drive times

Kilmarnock	58 miles	1hr 25 mins
Dumfries	75 miles	1hr 40 mins
Glasgow	79 miles	1hr 50 mins
Carlisle	109 miles	2hr 20 mins
Edinburgh	125 miles	2hr 45 mins
Newcastle	164 miles	3hr 25 mins



Description

The subjects comprise a level open site predominantly bounded by timber fencing. Our clients have created a platform surface across most of the site consisting primarily compacted hardcore material.

The site has an established access directly from the A77 by way of a wide vehicle entrance gate towards the southern end of the site.

As a well configured, level surfaced secure site over approximately 10 acres, the subjects have potential to support 2 or 3 different uses at any one time. Its proximity to both ferry terminals and the North Channel lends itself well to associated uses.

It should be noted there is a right of access across the site to the Loch Ryan Lighthouse building which remains operational.

The former jetty/pier at the southern end of the site forms part of the wider title ownership and will form part of the sale.

Planning

The Scottish Government's National Planning Framework 4 highlights 'Stranraer Gateway' as a development of national importance. Cairnryan port is recognised as a key hub essential to the wellbeing and economy of the wider region.

The Town and Country Planning (Cairnryan Border Control Posts) (EU Exit) (Scotland) (Special Development Order 2021) applies to land within 15 miles of the Port of Cairnryan and Loch Ryan Port. This grants temporary planning permission for the development of border facilities to the ports at Cairnryan.

Any parties seeking to redevelop or use the site for alternative uses are advised to engage with Dumfries and Galloway Planning Department on planning@dumgal.gov.uk or 01387 260 199.

Business Rates

We understand the property is entered in the 2023 Valuation Roll at £27,500 NAV/RV.

Terms

Serious offers only are invited for the purchase of our client's heritable interest.

Anti-Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Gerald Eve LLP are required to carry out due diligence not only on our clients but also on any purchaser including identification of beneficial owner(s) and source of funds.

Viewing & Further Information

Via the sole agents, Gerald Eve LLP.

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Particulars issued April 2024.