



The Old Mill, Changue, Port William, DG8 9QU
Offers Over £95,000

C&Rural

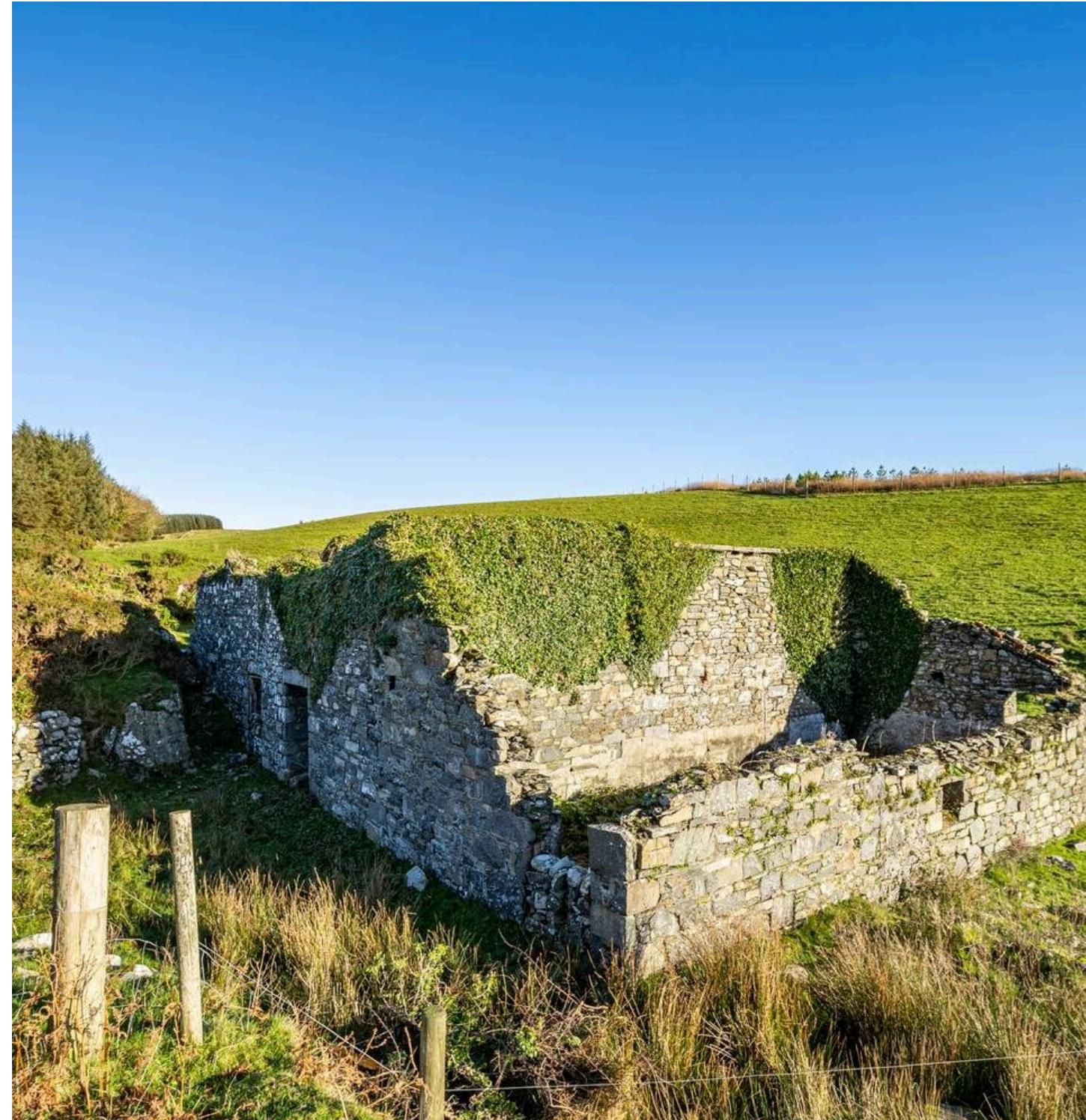
The Old Mill, Changue, Port William, DG8 9QU

- Rare opportunity to create a stunning home in a stunning location
- Residential development in a site totalling 1.69 acres (0.68 ha)
- Full planning consent granted for a three bedroom single storey cottage
- Dumfries & Galloway Council Planning Reference 25/0747/FUL
- The Grand Design concept utilises the stone walls forming what was once a corn mill
- Unspoilt peaceful location with breathtaking views
- Access via a shared stone track

Presenting a rare and exciting opportunity to create a truly remarkable home in a breathtaking rural location, this residential land offers full planning consent for the construction of a distinctive three bedroom single storey cottage (Dumfries & Galloway Council Planning Reference 25/0747/FUL).

Council Tax band: TBD

Tenure: Heritable Title (Scottish version of Freehold)



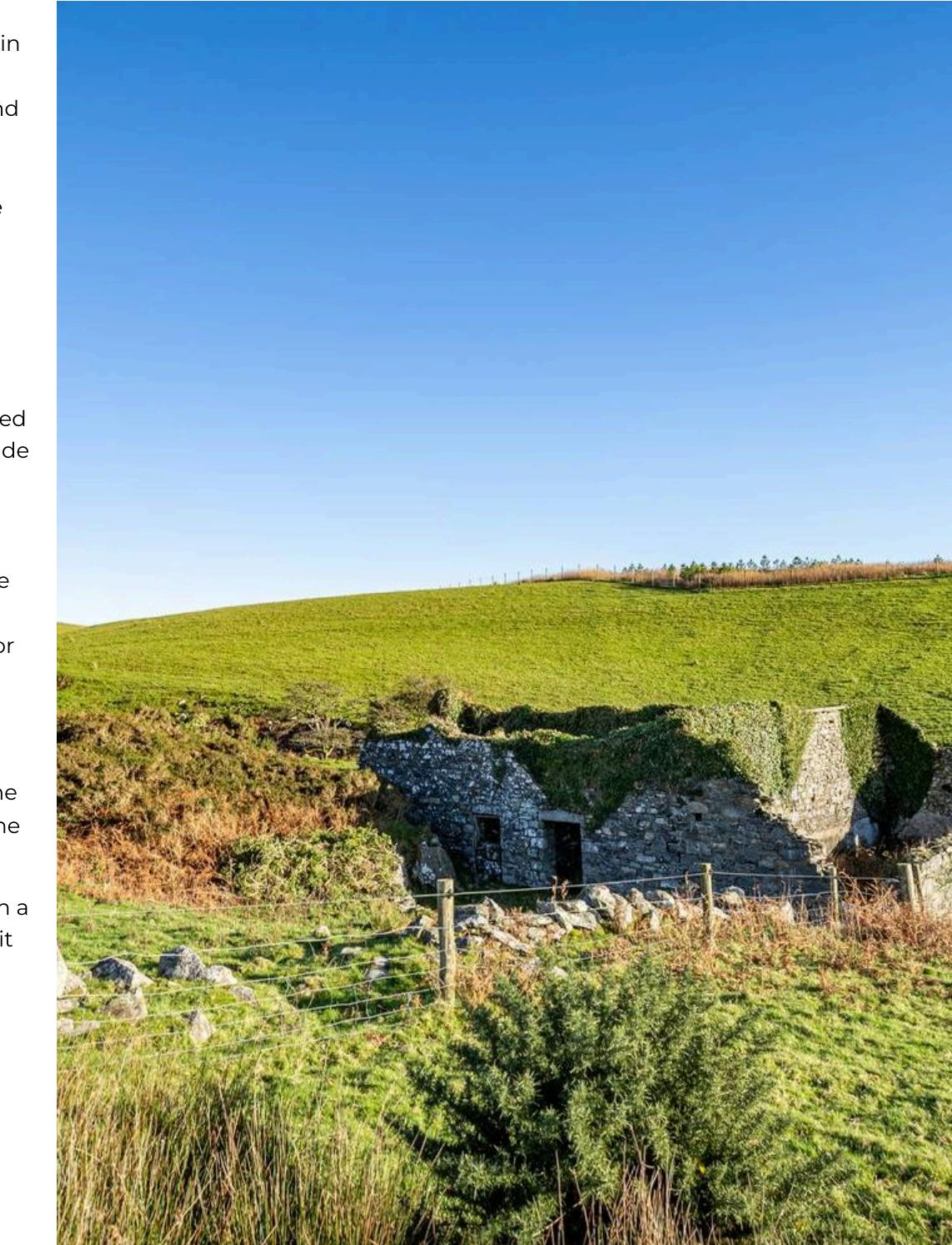
Presenting a rare and exciting opportunity to create a truly remarkable home in a breathtaking rural location, this residential site, in a land area of around 1.69 acres (0.68 ha), offers full planning consent for the construction of a unique and distinctive three bedroom single storey cottage (Dumfries & Galloway Council Planning Reference 25/0747/FUL).

The Grand Design concept for this property is centred around the imaginative and sensitive re-use of the original stone walls, which once formed part of a historic corn mill, providing a unique architectural foundation for your future home. The proposed design harmoniously blends contemporary living with heritage features, ensuring the finished residence will be both aesthetically striking and full of character.

The planning consent is based on an off-grid Passivhaus principle, characterized with an energy efficient design and technical features which enable it to provide high living standards and comfort with low energy consumption and carbon emissions. There are to be high levels of insulation, energy efficient windows, low levels of air infiltration and heat recovery to lower heating and cooling energy. There will be opportunity for micro-renewable energy systems suitable for this site such as solar panels, air or ground source heat pumps or possibly even a small hydro scheme. Mains electricity is available nearby and the vendor will grant any wayleaves required.

The site is situated in an unspoilt, peaceful setting, enjoying panoramic views over the surrounding countryside that change with the seasons and offer a sense of tranquillity that is increasingly hard to find. Access is via a shared stone track, adding to the sense of seclusion while still providing practical entry to the property.

This is a superb prospect for those seeking to embark on a self-build journey in a location that promises both privacy and natural beauty, with the added benefit of planning permission already secured. Whether you are looking to create a permanent residence or a luxurious rural retreat, this site represents an exceptional canvas on which to realise your vision.



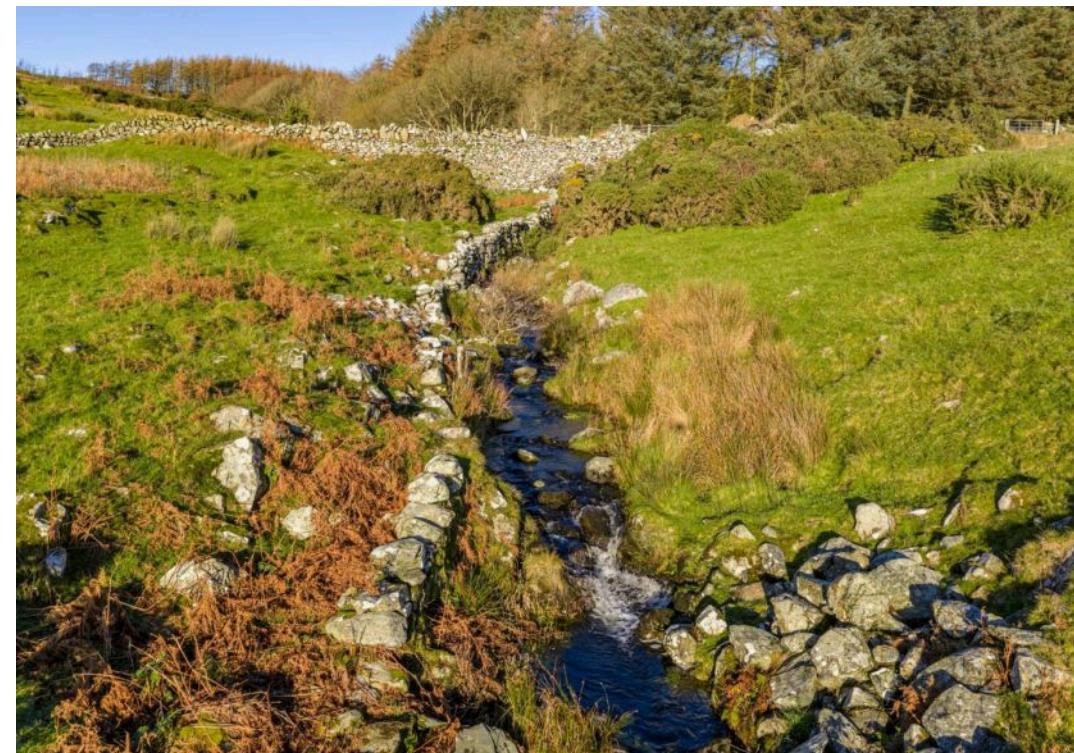
The area is renowned for its scenic landscapes, rich history, and welcoming community, making it an ideal setting for those wishing to embrace a slower pace of life without compromising on style or comfort. With its rare combination of location, planning approval, and architectural potential, this land presents a unique chance to bring your dream home to life in one of Dumfries & Galloway's most sought-after rural settings. Early viewing and enquiry are strongly recommended to fully appreciate the scope and possibilities that this remarkable opportunity affords.

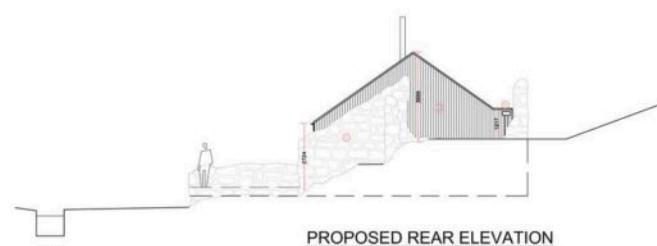
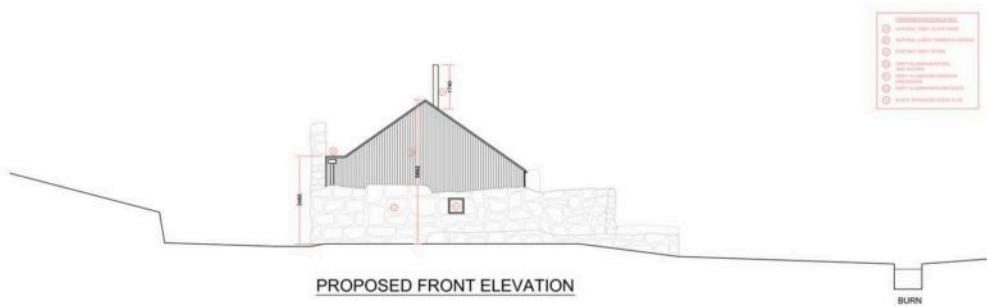
Location

Port William is a small coastal village and harbour on the Machars peninsula in south-west Scotland. Located on the eastern shore of Luce Bay, opening into the North Channel of the Irish Sea. Approximately 6 miles (10 km) south of Whithorn and 8 miles (13 km) south of Wigtown. Developed originally as a planned 18th-century fishing and trading village. Today it is a small rural community, with a quiet harbour, limited local services, and strong ties to surrounding farms. Overall, Port William's location combines **coastal access, agricultural hinterland, and relative remoteness**, characteristic of the Machars region of Dumfries and Galloway. The nearby town of Newton Stewart has a good level of amenities and schools.

What3Words: //jobs.fracture.grounding

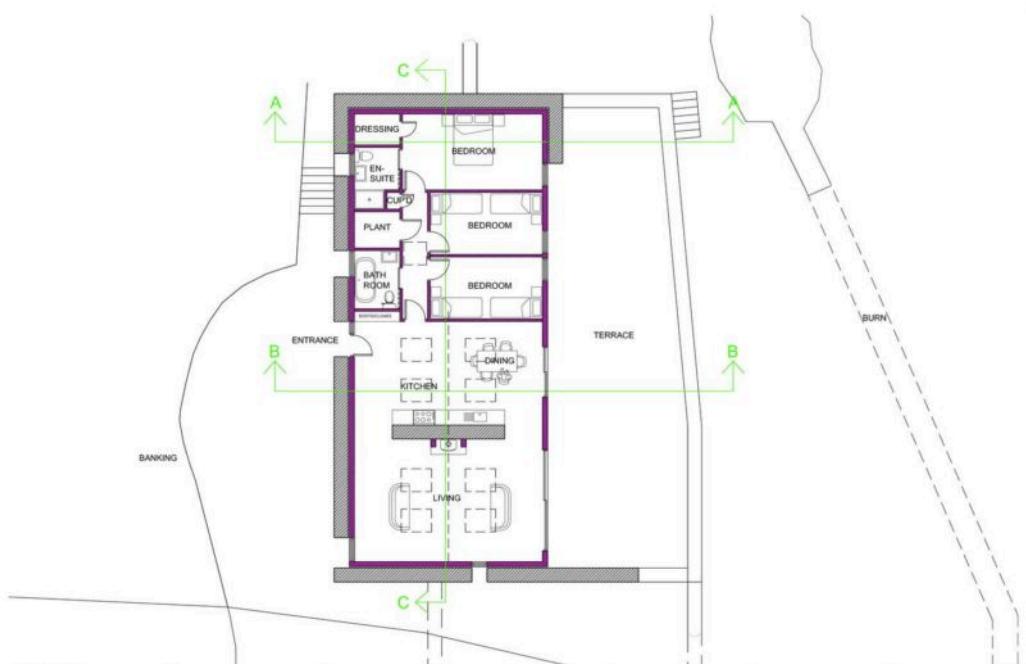
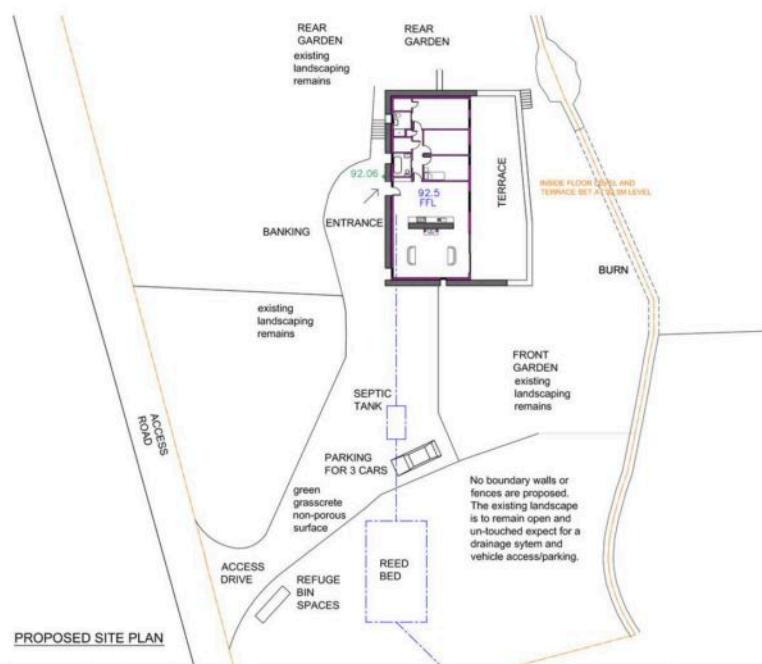






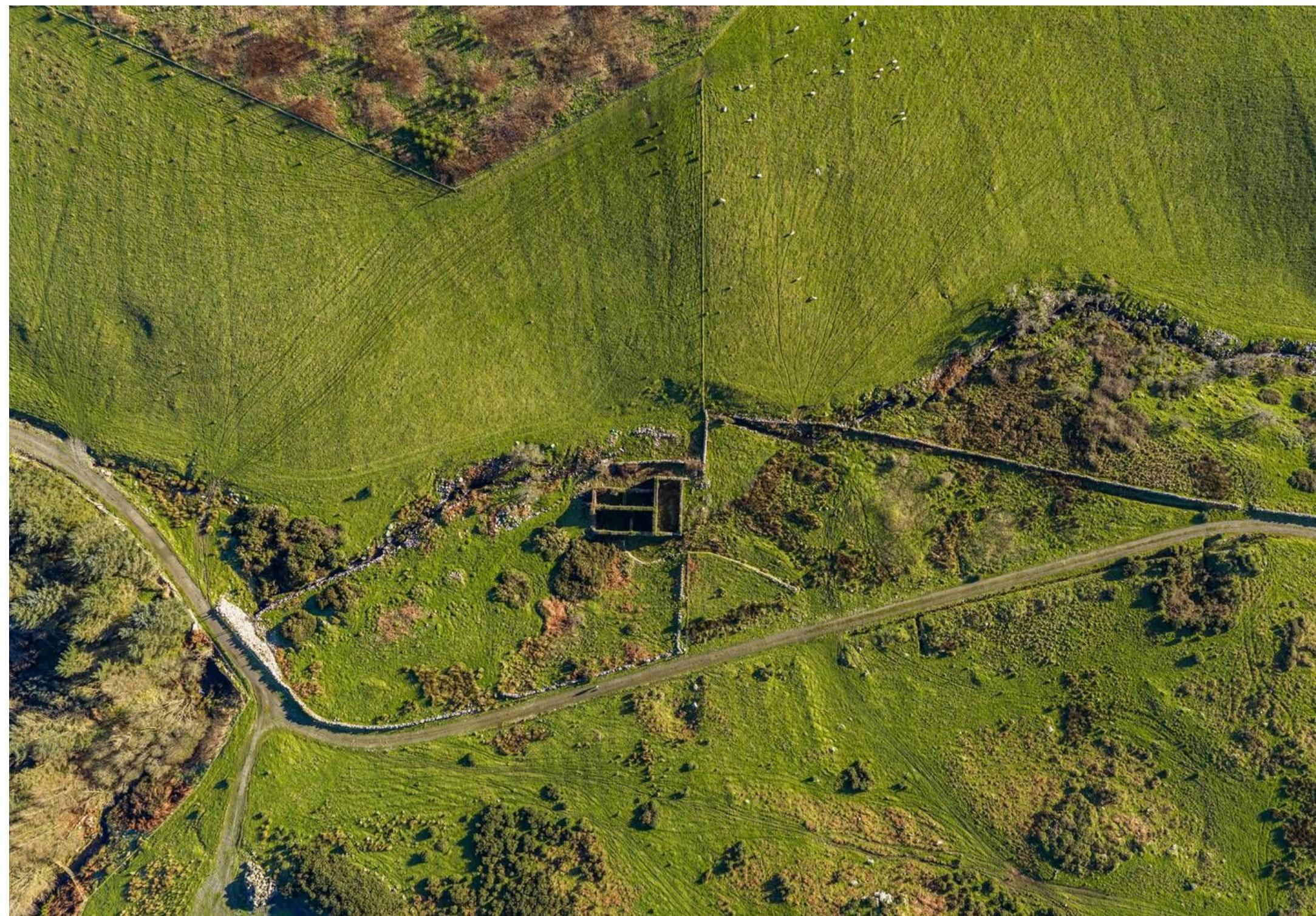
PLANNING SUBMISSION		This is a true copy of the drawing referred to in the application.	
sign: CASA date: 18/02/2025		Ref: A - 24/04/2025 - Flue height added [Planning]	
		Drawing No: 901/10A Date: 1/02/2025 Author: MR C. HILL	
		PROPOSED FRONT AND REAR ELEVATIONS	
		CASA DESIGN ARCHITECTS The Studio, 41A Berriedale Avenue, Edinburgh, EH1 2QD T: 0131 2293469 E: www.casadesign.co.uk	

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		Drawing No: 901/11A Date: 1/02/2025 Author: MR C. HILL	
		PROPOSED SIDE ELEVATIONS	
		CASA DESIGN ARCHITECTS The Studio, 41A Berriedale Avenue, Edinburgh, EH1 2QD T: 0131 2293469 E: www.casadesign.co.uk	



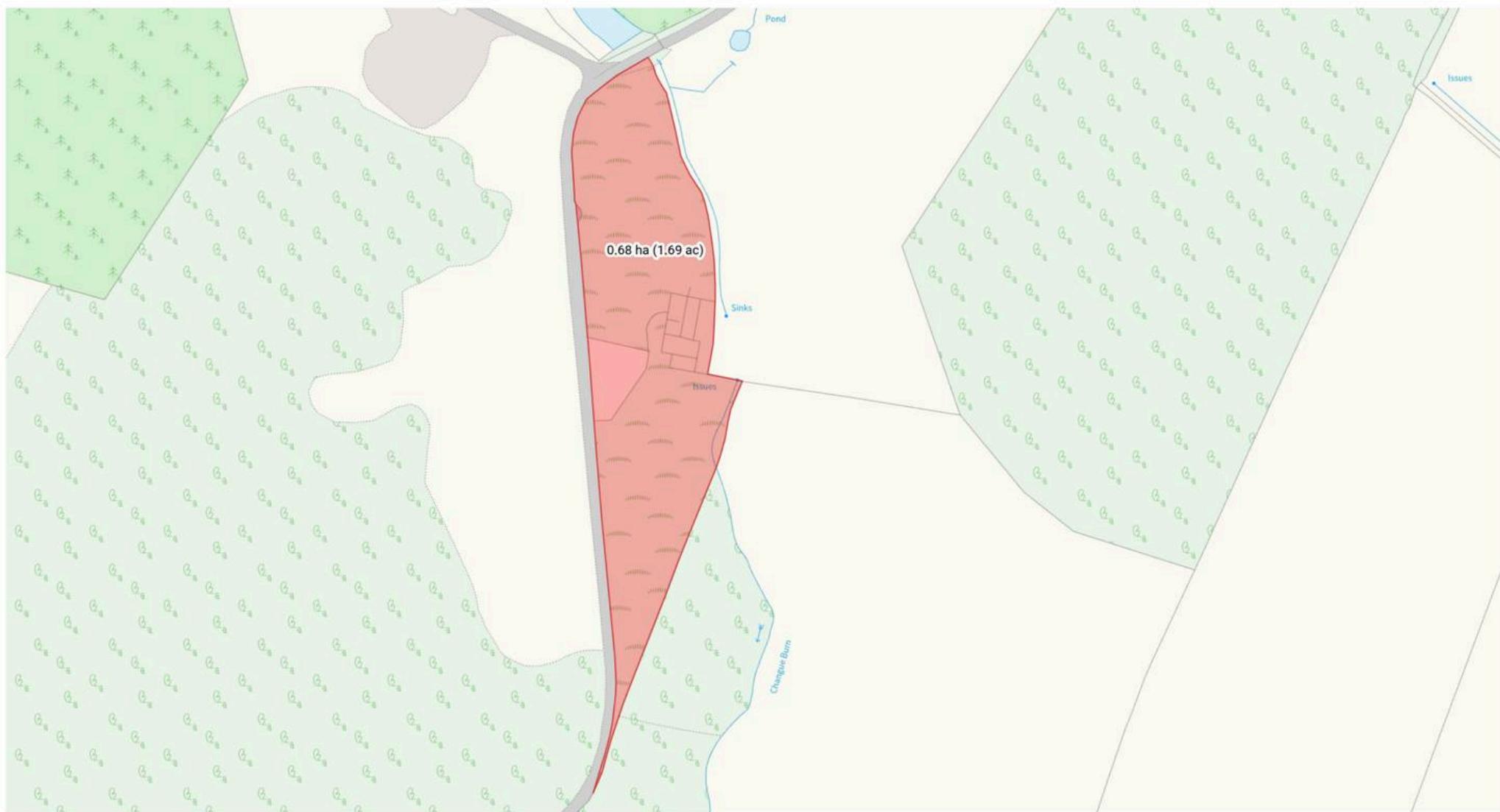
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		PROPOSED GROUND FLOOR PLAN	
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THE OLD MILL, CHANGUE,
PORT WILLIAM, DG8 9QU -
SALE PLAN

C&D Rural



General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others. Access is via a shared track which is in the ownership of the vendor who will grant rights of access necessary.

Disclosure: The elevation and floorplans used have been taken from planning documents.

Planning: Dumfries & Galloway Council planning reference 25/0747/FUL - Erection of Dwellinghouse Incorporating Remains of Former Mill and installation of Septic Tank and Reed Bed - The Old Mill, Changue, Port William.

EPC Rating: N/A

Services: The Old Mill is served by a private water supply, septic tank sewerage and heating is to be by renewable sources. Mains electricity is available nearby and the vendor will grant any wayleaves required.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. Council Band: TBD

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @cdrural.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.