

LAND AT DISTILLERY FARM

Annan, DG12 5LL

About 33.09 acres in two lots



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

LAND AT DISTILLERY

INTRODUCTION

The land at Distillery Farm is situated about one mile north of Annan in Southwest Scotland. This area of South West Scotland is a distinctly rural area, which has been unspoiled by modern industry and where agriculture and tourism form the backbone of the local economy.

The area is noted for its fertile and productive grassland. The land lies in the climatically favoured southwest corner of Scotland which is known for its mild climate and long growing season. This has contributed to the area being one of the most productive livestock and dairying areas in the United Kingdom.

METHOD OF SALE

The property is offered for sale by private treaty in two lots.

GUIDE PRICE

Offers for the land are sought **in excess of-**

Lot 1 - £128,000

Lot 2 - £186,000

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



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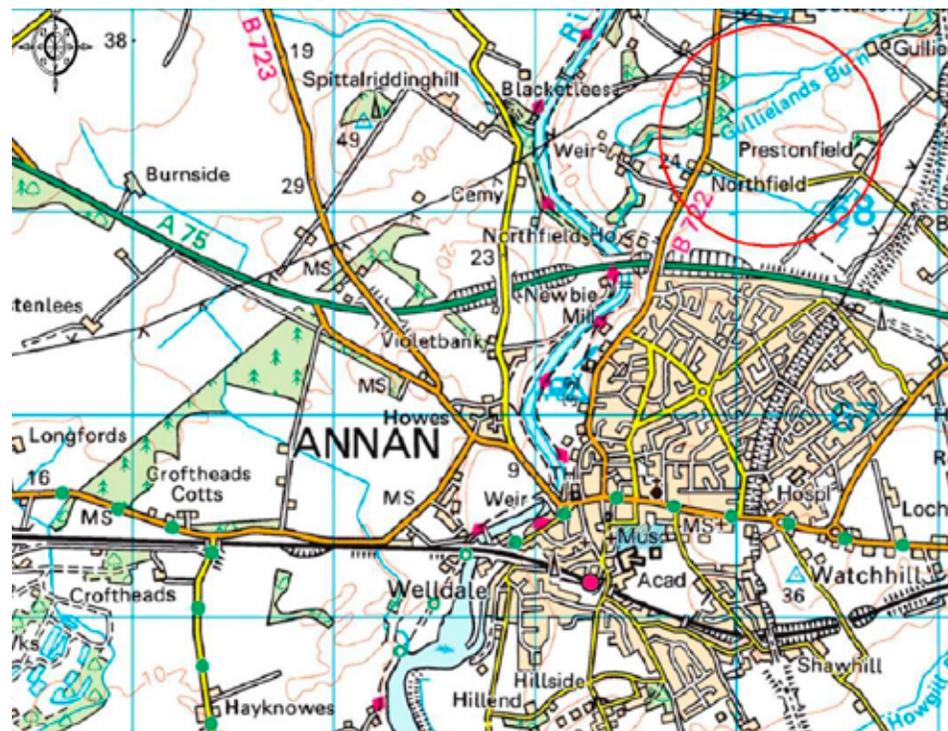


DIRECTIONS

From Annan High Street turn on to the B722 and follow the road past The Annan Distillery then take the first road on the left and the land being offered for sale is situated on the left hand side, as indicated on the location plan which forms part of these particulars.

DESCRIPTION

The land at Distillery Farm is southwest facing and extends in total to about 33.09 acres (13.39ha). The land is classified within Yield Class 3 of Macaulay Institute land capability scale as produced by the James Hutton Institute.



At present the land is all down to grass for grazing and or conservation (mowing) although all 2 lots have recently been in cereal production and it is renowned for its yields and is widely regarded as some of the most fertile arable land within the Southwest of Scotland. The whole of the subjects fall within payment region 1.

LOTING

LOT 1 – 5.46ha (13.49 acres) Coloured Blue on the Sale Plan

LOT 2 – 7.93ha (19.60 acres) Coloured Green on the Sale Plan

BASIC PAYMENT ENTITLEMENTS

The land at Distillery benefits from a Basic Payment Entitlement and the vendors would be willing to transfer (with land) the equivalent number of entitlements for the eligible agricultural land. The Basic Payment, for illustrative purposes only, on the holding equates to €182.61 (Euros) per eligible hectare (2018 payments year). The land at Distillery also benefitted from a greening payment in 2018. We can confirm that the IACS / SAF was submitted prior to 15th May 2018.

SINGLE APPLICATION FORM (IACS/SAF)

A copy of the vendors' 2018 IACS/SAF application will be made available for inspection on request at the office of the sole selling agents.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor: for a definitive list of burdens subject to which the property is sold.

IMPORTANT NOTE

For the avoidance of doubt the successful purchasers will be required to enter in to an agreement that the sellers will have the right to buy back a roadside strip of no more than 6mtrs wide for any road widening schemes in the future this will be at the sale price plus an indexation listing with the sellers responsible for all reasonable expenses if this option is exercised.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

ENTRY & VACANT POSSESSION

Immediately upon completion.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared June 2018

