



LAND & WOODLAND (IN 2 LOTS)

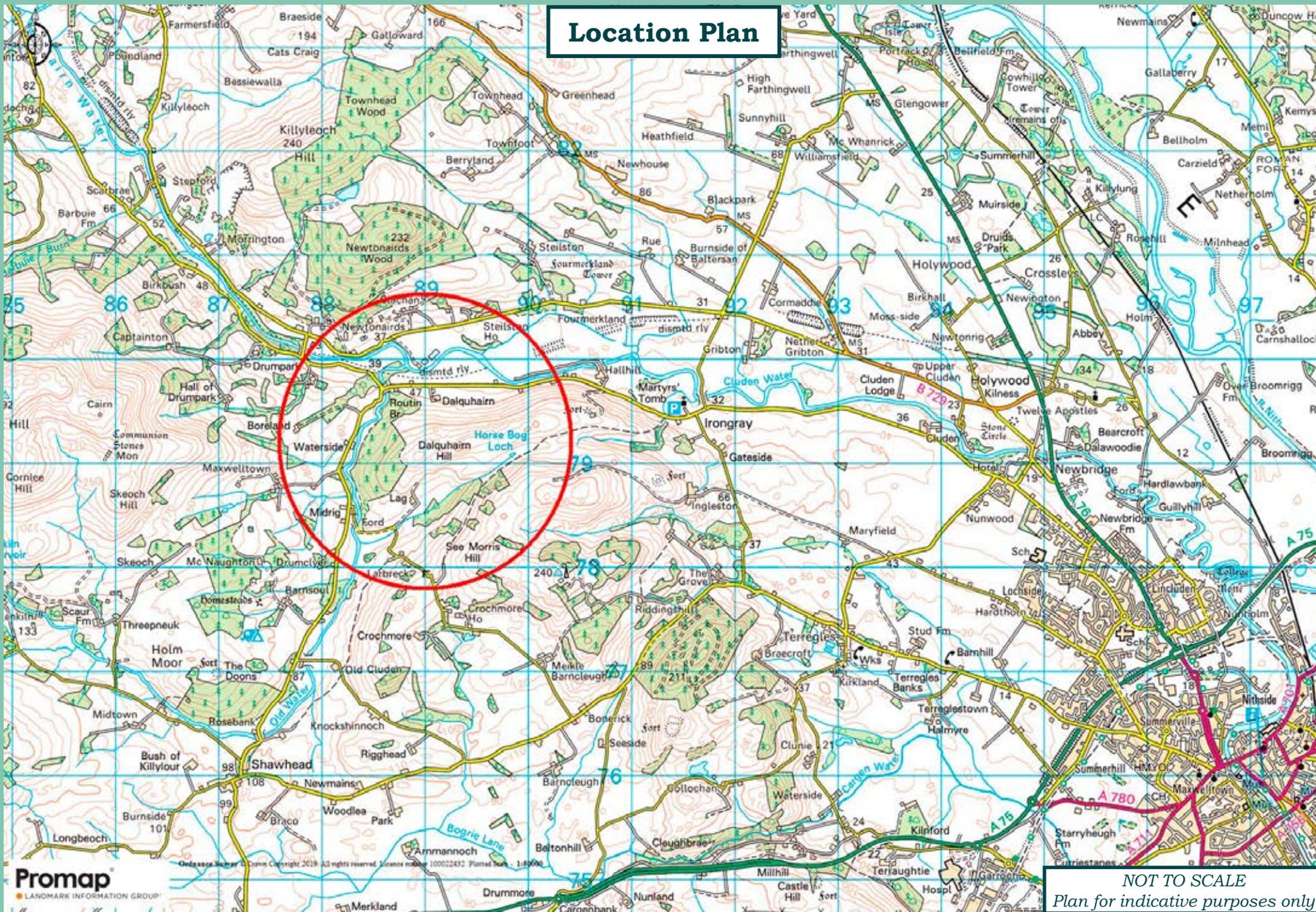
At Dalquhairn, Irongray, Dumfries, DG2 9TT



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan





LAND AT DALQUHAIRN

INTRODUCTION

The land at Dalquhairn is situated to the west of Irongray Church and is adjacent to Dalquhairn Farm. The land is being offered in two lots and comprises of both mowing, grazing land, potential planting land and an area of established commercial woodland.

The land is located in an area known for its long grass growing seasons and is in a fertile and accessible region of Southwest Scotland.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

METHOD OF SALE

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

GUIDE PRICE

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

LOT 1: £300,000

LOT 2: £310,000

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

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

DESCRIPTION

LOT 1 (coloured pink on the sale plan)

Comprising of 3 field enclosures and two areas of woodland amounting to about 30.77 hectares (76.03 acres). The agricultural land ranges from first class mowing land adjacent to the Cairn Water to two fields of permanent pasture, which benefit from 3.91 hectares of mature amenity woodland providing an exceptional shelter belt. It is noted that in field 3 of the sale plan, there is the remnants of a former dwelling, it therefore may be the case that a lifestyle property could be created, subject to the normal planning constraints. It is further noted that the sporting rights are included in the sale.



LOT 2 (coloured blue on the sale plan)

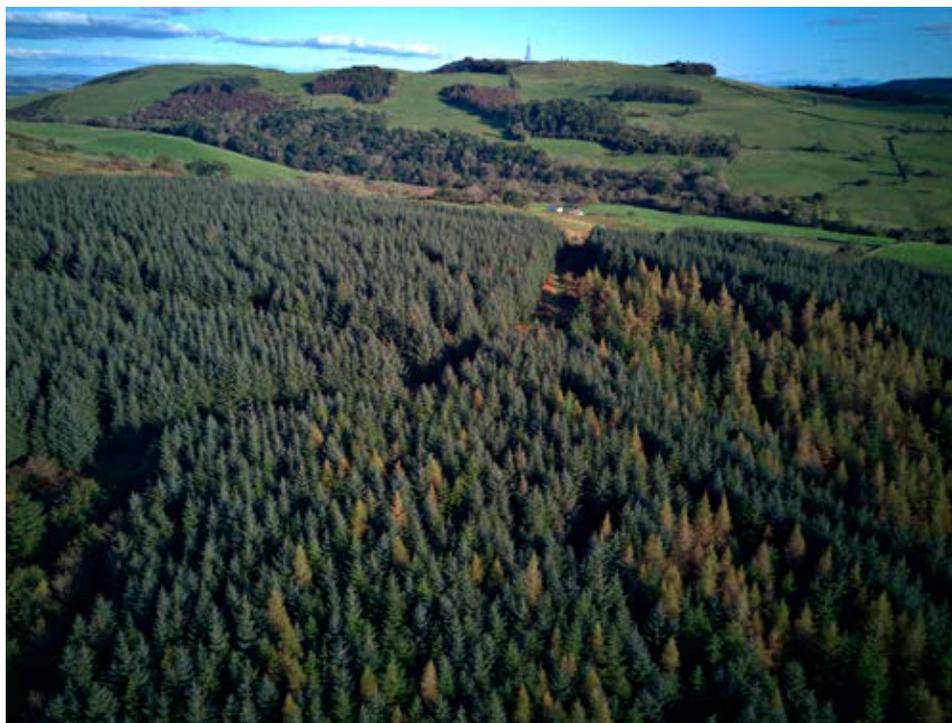
Amounting to about 58 hectares (133.31 acres), comprising of about 85.6 acres of established commercial woodland, which we understand was planted circa 1990. The plantation comprises of mainly Sitka, Larch, Ash and Rowan. The plantation is extremely well-grown and with the inclusion of an additional 57.6 acres of potential planting land, affords any potential purchaser to operate a small-scale forestry portfolio.

It is noted that servitude rights of access will be granted for forestry purposes only and for use only by the subjects of this sale and not adjoining properties. These rights will be granted between points 'A' & 'B' on the sale plan. Area 7 on the sale plan, will comprise of approximately 2 hectares (4.94 acres), which is part of a larger field and a new fence will require to be erected between points 'X' & 'Y'.



BASIC PAYMENT ENTITLEMENTS

Some of the land contained within Lot 1 benefits from region 1 entitlements and given that the lands form part of a larger holding, there may be some entitlements available and any enquiries in this respect should be directed to Threave Rural.



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: **Walker & Sharpe Solicitors** for a definitive list of burdens subject to which the property is sold.

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.

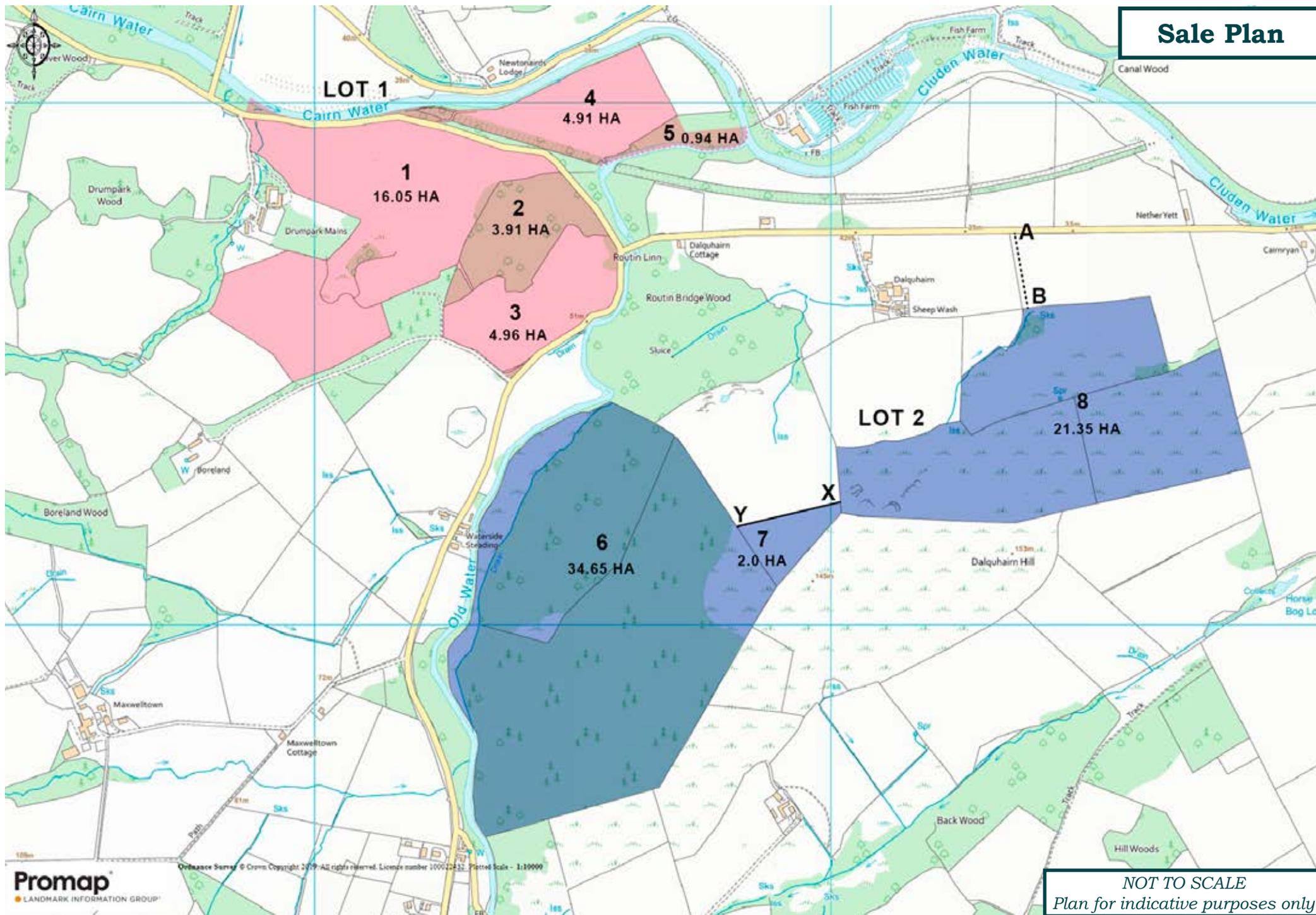
IMPORTANT NOTICE

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 October 2019

Sale Plan





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