

# LAND AT BUTTERHOLE FARM

Mabie, Dumfries, DG2 8HB



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# LAND AT BUTTERHOLE FARM

## INTRODUCTION

The land at Butterhole Farm is situated between the A710 and Mabie Forest on the New Abbey side of the regional centre of Dumfries.

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 block of agricultural land would lend itself to inclusion within another farm, or indeed as a standalone unit.

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 **as a whole**.

## GUIDE PRICE

Offers for the land are sought **in excess of: £300,000**

## 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](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**

## DIRECTIONS

From Dumfries take the A710 toward New Abbey. About 1 ½ miles after passing through Islesteps take a right hand turn signed Mabie House Hotel. Follow this road bearing left and after passing the Forest Rangers building follow the track signed access only and the land is situated on the right hand side, as indicated on the location plan which forms part of these particulars.

## DESCRIPTION

Comprising of 5 good sized field enclosures and an area of scrub woodland, extending in total to about 126.857 acres (51.337 hectares). The land lies within a ring fence, is in good heart and is registered with the Rural Payments and Inspections Division with a main location code of: 507/0024. It is noted that there are no Basic Payment Entitlements with this land and that the land has been grazed by a neighbouring farmer in recent years. However, the grazing lease is now expired and vacant possession can be offered over the entire subjects.







## **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: **Jill Irvine, Brazenall & Orr** for a definitive list of burdens subject to which the property is sold. It should be noted that a new fence will be erected between points 'A' & 'B' on the sale plan, prior to completion of the sale.

## **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**

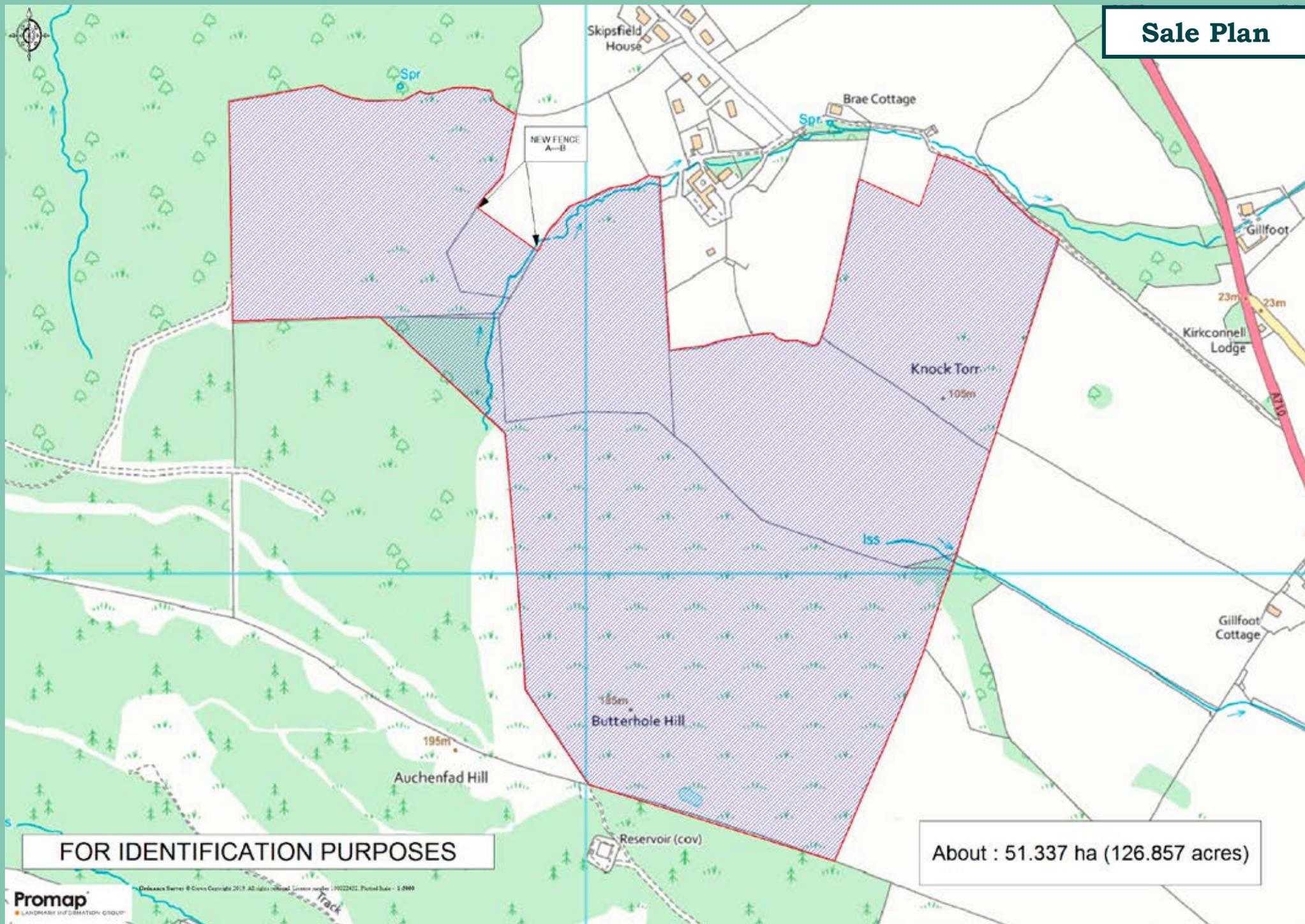
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

## **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.

# Sale Plan



FOR IDENTIFICATION PURPOSES

About : 51.337 ha (126.857 acres)

