



LAND AT DEANSIDE FARM

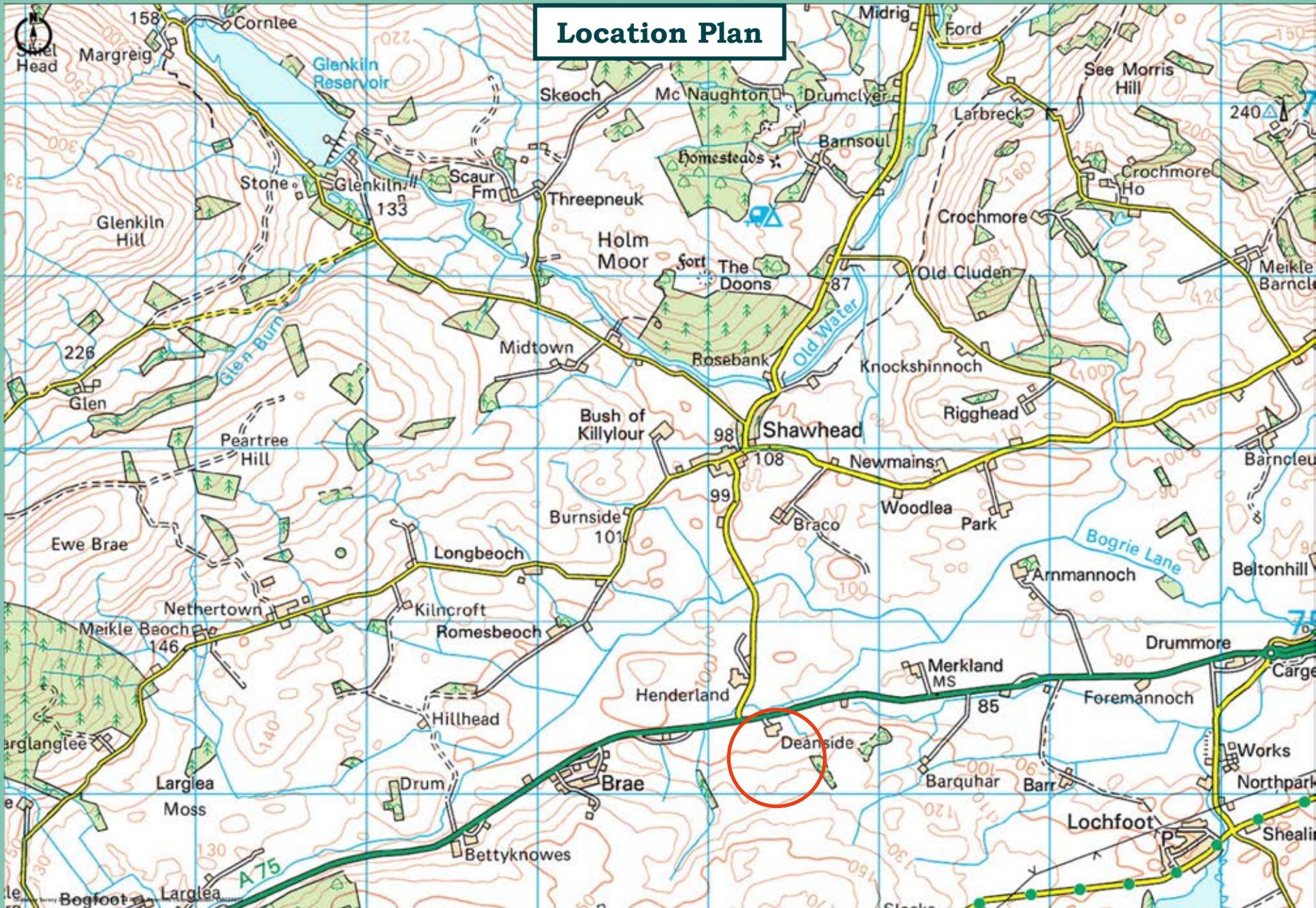
Crocketford, Dumfries, DG2 8QD



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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INTRODUCTION

The land at Deanside is situated adjacent to the A75 Euroroute, east of the village of Crocketford. 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: £570,000**

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

From Dumfries take the A75 toward Castle Douglas. After the Lochfoot roundabout, continue for a further 2½ miles and the land is located on the left-hand side, as indicated on the location plan which forms part of these particulars.



DESCRIPTION

Comprising of 9 good sized field enclosures extending in total to about 99.63 acres (40.32 hectares). The land lies within a ring fence, is in good heart and is registered with the Rural Payments and Inspections Division with a sub location code. For the avoidance of doubt, the land has been farmed in conjunction with a larger holding and an LMF will be provided to the successful purchaser.

The land is all down to grass for grazing or mowing and benefits from an access track and basic handling pens. The area of field 1, as shown on the sale plan, has been utilised for the storage of wrapped forage and the current owner reserves the right to remove the 2020 crop throughout the winter season. The area, once vacated, will be left in a clean and tidy condition.



IACS / BPS ENTITLEMENTS

As stated earlier the land has been farmed in conjunction with other lands owned and operated by the sellers. The sellers have intimated that available to the purchaser, at no additional cost, will be 20 units of region 1 Basic Payment Entitlements. A PF23 entitlement transfer form will be provided to the successful purchaser.

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: **David Hall, Hall Baird Solicitors** for a definitive list of burdens subject to which the property is sold.

It is noted that a servitude right of access, for all purposes, will be granted to the purchaser over the access road, coloured blue and marked 'A' & 'B' on the sale plan.

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:

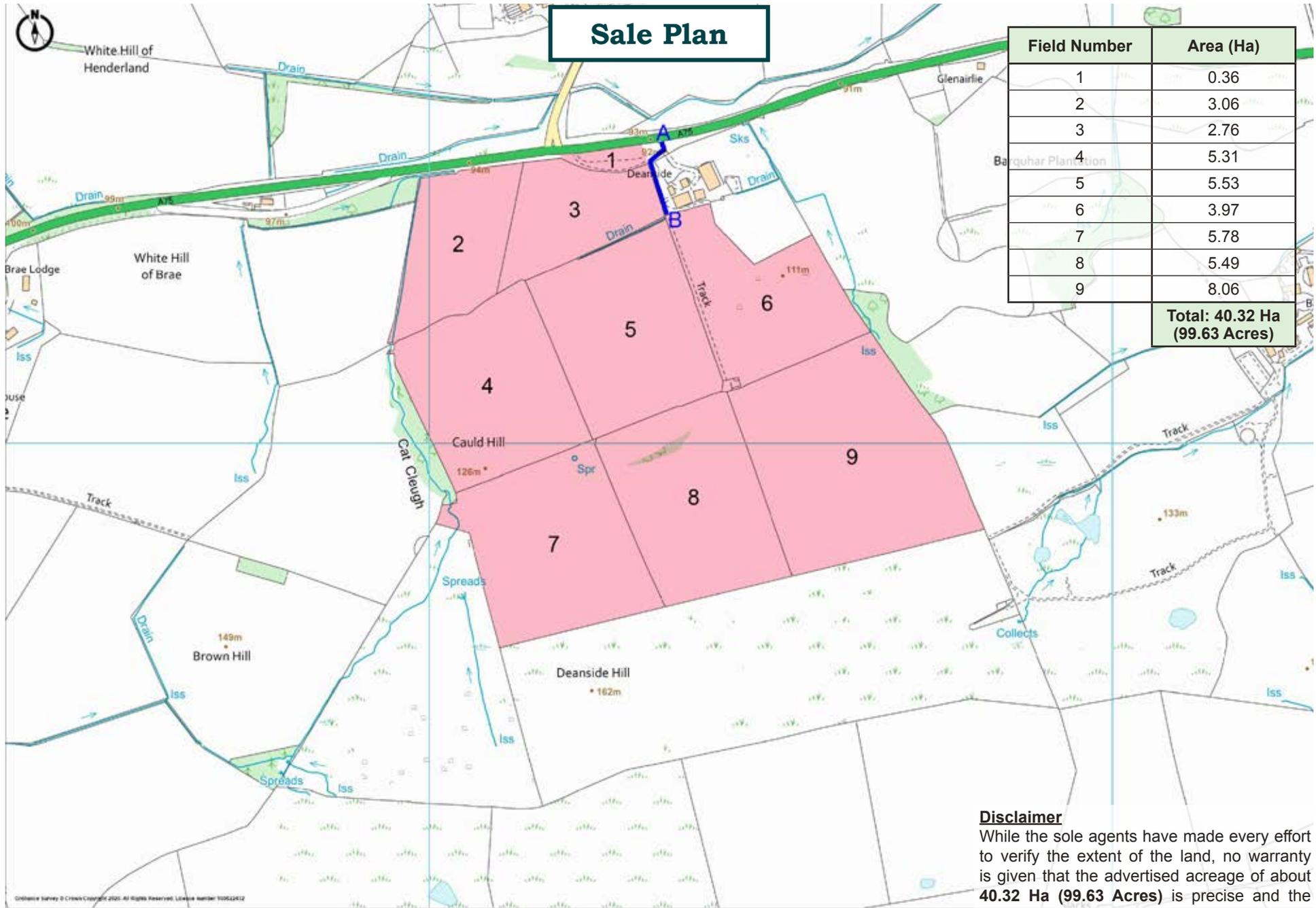
1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor 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 September 2020



Sale Plan

Field Number	Area (Ha)
1	0.36
2	3.06
3	2.76
4	5.31
5	5.53
6	3.97
7	5.78
8	5.49
9	8.06
Total: 40.32 Ha (99.63 Acres)	



Disclaimer

While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about **40.32 Ha (99.63 Acres)** is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by inspection of the farm and examination of the titles.

NOT TO SCALE
Plan for indicative purposes only

