



CRAIGRUIE TRADITIONAL STEADING

Twiglees, Boreland, Lockerbie, DG11 2LU



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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Boreland 4 miles, Eskdalemuir 3 Miles, Lockerbie 11 miles, Carlisle 40 miles, Edinburgh 75 Miles

A TRADITIONAL STONE BUILT STEADING BUILDING BENEFITTING FROM FULL PLANNING PERMISSION FOR CHANGE OF USE TO A BESPOKE RESIDENTIAL DWELLING

- FULL PLANNING PERMISSION FOR CHANGE OF USE OF PART OF THE REDUNDANT FARM BUILDING
- (PLANNING REF: 19/1956/FUL)
- PICTURESQUE RURAL LOCATION WITH VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- SERVICES EITHER ON SITE OR ADJACENT TO
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Henderson Kackay
35 High St
Lockerbie
Scotland
DG11 2JP

Tel: 01576 202137

Email: info@lockerbielaw.co.uk



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

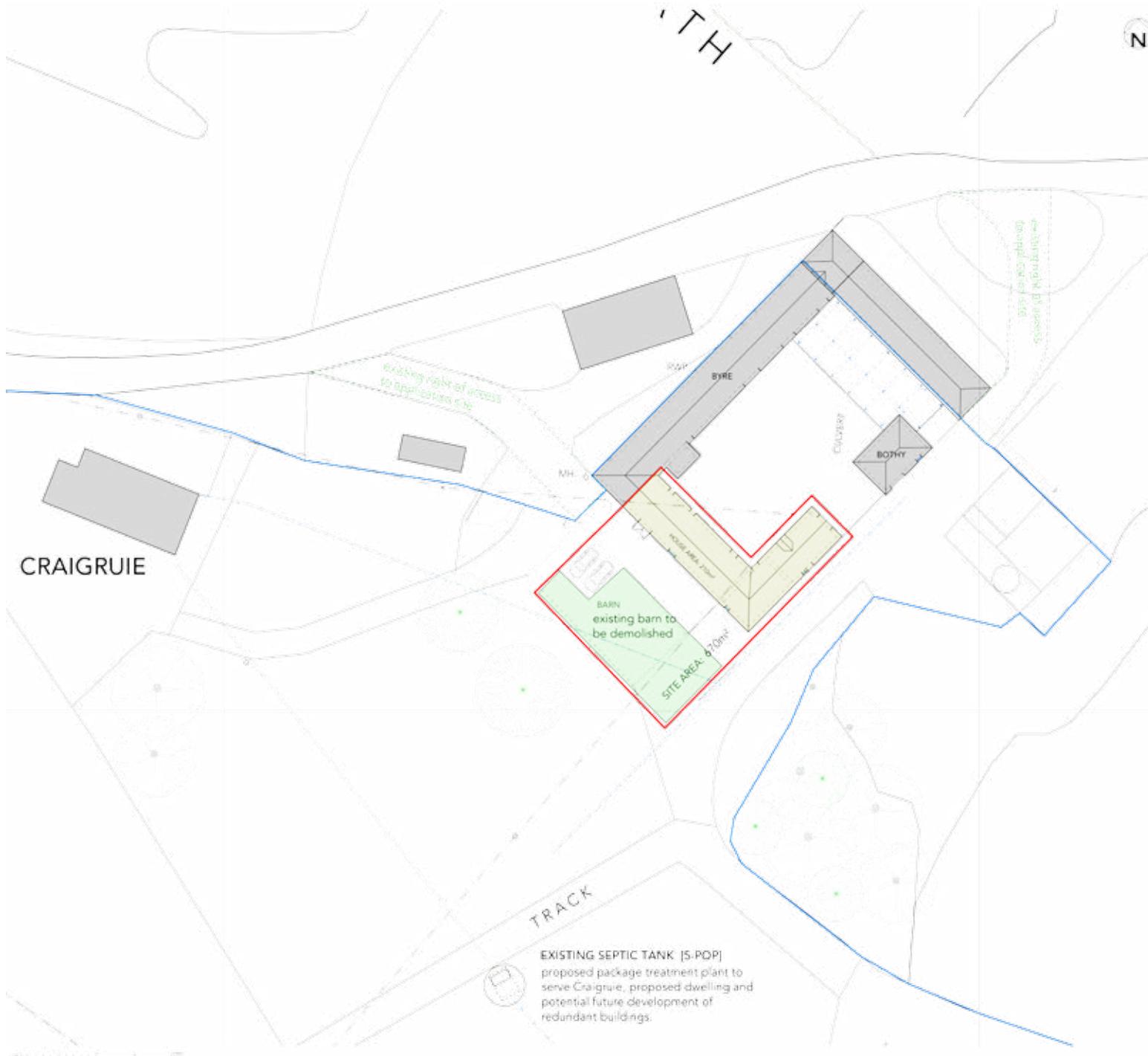
Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





LOCATION PLAN scale: 1/2500



BYRE VIEWED FROM NORTH WEST



BARN VIEWED FROM NORTH WEST



BARN AND BYRE/STABLES VIEWED FROM SOUTH WEST

CRAIGRUIE

TRACK

EXISTING SEPTIC TANK (S-POP)
 proposed package treatment plant to serve Craigruiie, proposed dwelling and potential future development of redundant buildings.



ALLAN ALEXANDER
 ARCHITECTS
 4 Greenbank Terrace, Greenbank, Edinburgh, Scotland
 T: 01754 871224 E: info@allanalexander.co.uk
 A Greenbank Terrace, Greenbank, Edinburgh, Scotland

CLIENT	PROJECT
Mark Hodgson Craigruiie, Twycross, Rutland LE15 0JG	Proposed partial conversion of former stabling Twycross, Rutland LE15 0JG
DRAWING NO. 001	
Indicative Block and Location Plans	
STATUS: PLANNING	DATE: 14/12/16
DRAWING NO: 001-001	REV: 01
DATE: 14/12	SCALE: 1:250, 1:2500
Registered number of Pa. Chartered Institute of Architectural Technicians Member No: 6611402	

INTRODUCTION

Craigruie traditional steading building is situated within the pretty hamlet of Twiglees, only 4 miles from the popular village of Boreland and three miles from the village of Eskdalemuir.

This former steading building affords the opportunity to create bespoke dwellinghouse, with picturesque views over the stunning surrounding countryside. The former steading building benefits from full planning permission for change of use, planning reference: 19/1956/FUL. Please note: Any queries in respect of this planning permission should be directed to Dumfries & Galloway Council's Planning Department: www.dumgal.gov.uk/planning

The nearest village of Boreland, which is 11 miles north of Lockerbie and is ideally located for access to the M74 north and south. Carlisle, some 40 miles distant, operates the fast train to London Euston only taking 3.5 hours. Edinburgh Airport are just over an hour's drive from the property. This area of the Dumfries & Galloway attracts tourism taking you off the beaten tracks up through the hills and valleys where hidden gems such as the Samye Ling Tibetan Buddhist Monastery can be found.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses.

DIRECTION

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

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICES

Offers for Craigruie Traditional Steading are sought **in excess of: £100,000**

VIEWING

Viewing is strictly by appointment with the selling agent.

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

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). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Henderson Mackay**, for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

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 legal 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 vendors' solicitors at conclusion of the missives. This deposit will be non-returnable in the event of the purchaser(s) failing to complete the sale for any reason not attributable to the vendors 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 neither 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 whatsoever 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 prospective purchasers.
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 are 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. Intending purchasers must satisfy themselves by inspection or otherwise in these respects.
7. These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to prospective purchasers' interest in the property then further, specific information/verification should be sought from Threave Rural. Prospective purchasers should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as statements of fact.

Particulars prepared November 2020



