



# LAND AT SHORTWOODEND

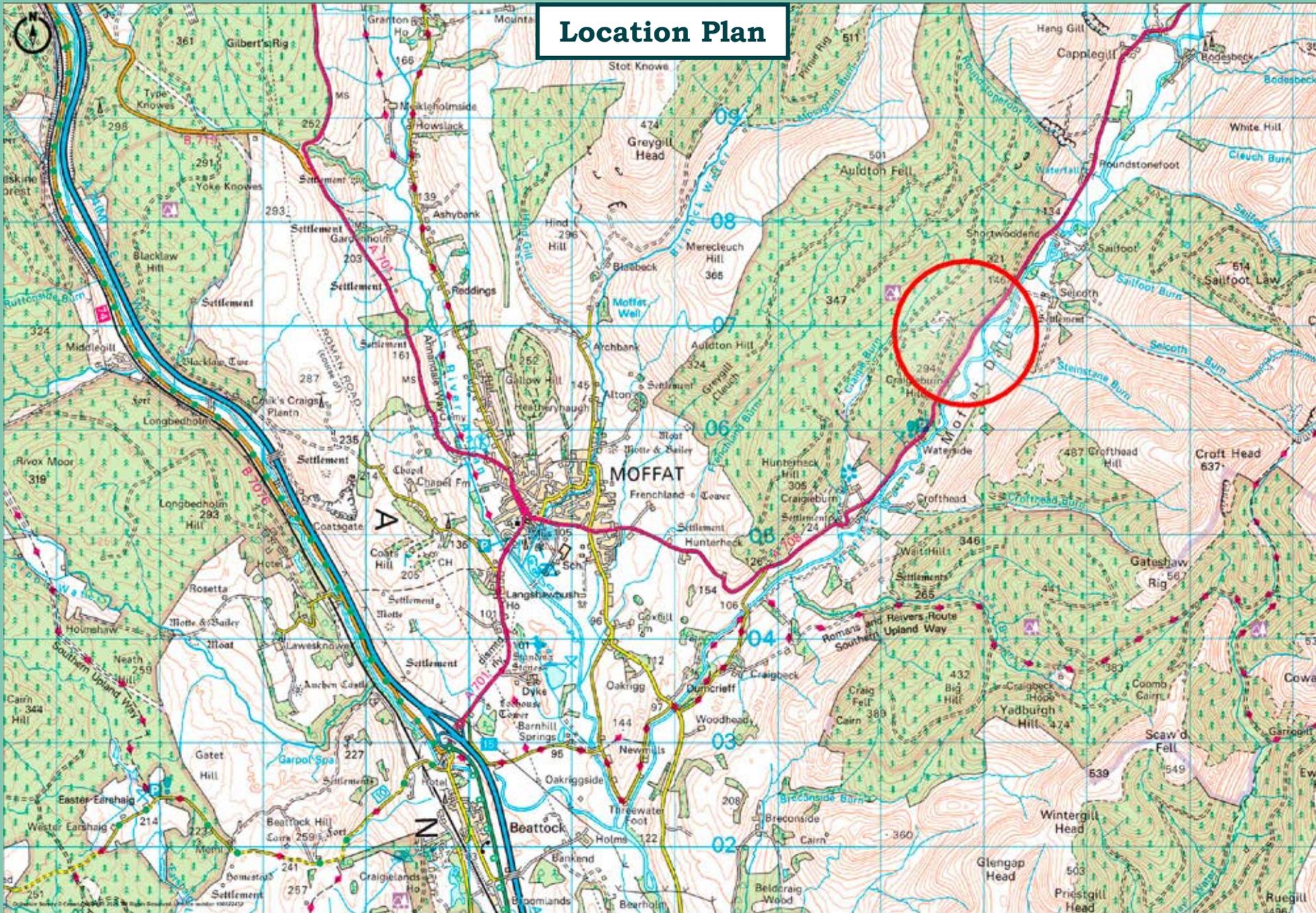
Moffat, Dumfriesshire, DG10 9LG



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# LAND AT SHORTWOODEND

**Moffat, Dumfriesshire, DG10 9LG**

Moffat 4 miles, Dumfries 25 miles

**A BLOCK OF GRAZING LAND & AMENITY WOODLAND WITH RIVER FRONTAGE LOCATED WITHIN A STUNNING RURAL BUT ACCESSIBLE AREA**

**IN TOTAL ABOUT 17.62 ACRES (7.13 HA)**



**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](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

The land at Shortwoodend is situated about 4 miles from the pretty town of Moffat within Southwest Scotland. The area is distinctly rural in character with agriculture and tourism forming the backbone of the local economy.

The subjects are within easy reach of both Moffat, Beattock & Dumfries and could lend themselves to any smallscale agriculture, forestry or equestrian purposes or indeed inclusion of a larger holding. It is the case that this type of amenity land may also have tourism potential given that there are numerous highly successful tourism ventures within close proximity to the subjects. Potential purchasers wishing to develop the land for any other use than agriculture, forestry or equestrian purposes, should make their own enquiries with the appropriate authorities. The land in total amounts to about 7.13 hectares (17.62 acres) and is bounded to its eastern edge by the Moffat water. The western boundary lies along the A708.

Moffat is a historical spa town with many local amenities including a good range of quality independent high street shops, supermarket, butcher, baker, delicatessen, cafes and restaurants as well as hotels and a golf course. There is a more comprehensive range of shops and services in Dumfries and Carlisle. The town has a distinguished modern school, Moffat Academy which is a combined nursery, primary and secondary school.

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.

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 both 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 with the region boasting no fewer than twenty-nine courses, with Moffat's 18 hole golf course being the closest. Equestrian activities are a feature of the area, with two active branches of the Pony Club of Great Britain.

## DIRECTIONS

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

## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

## GUIDE PRICE

Offers for the land at Shortwoodend are sought in excess of: £64,000

## 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)**



## 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.

## 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 system the sole selling agents will be pleased to offer guidance and explain the procedure.





### **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 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(s) 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(s) 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 August 2021***



