



MOORLAND FARM

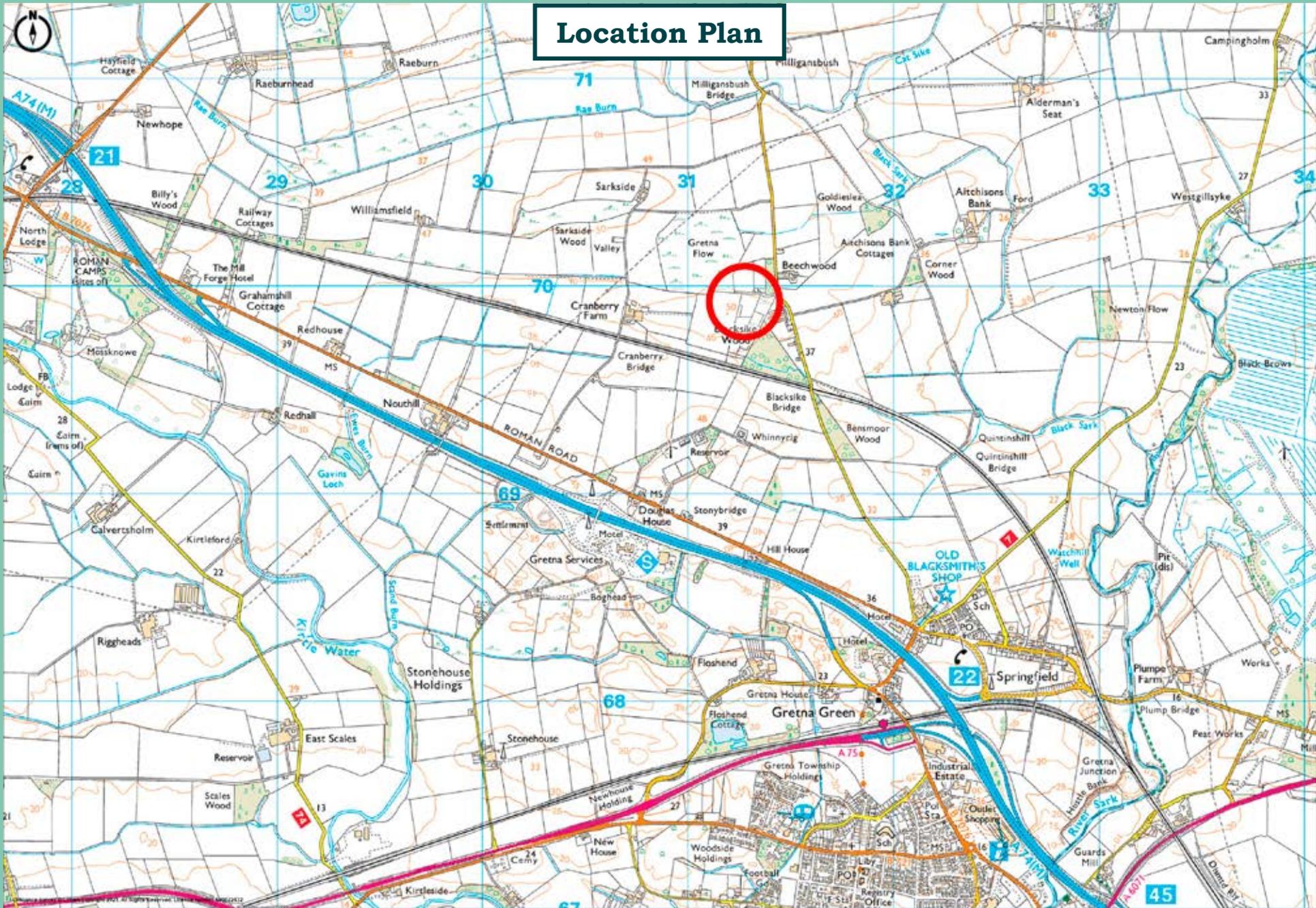
Springfield, Gretna, DG16 5HN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



MOORLAND FARM

Springfield, Gretna, DG16 5HN

Gretna Dumfries 2½ miles, Carlisle 12 miles, Glasgow 87 miles

AN EQUESTRIAN SMALLHOLDING WITH DEVELOPMENT POTENTIAL LOCATED IN A RURAL BUT ACCESSIBLE AREA OF DUMFRIES & GALLOWAY

- TRADITIONAL THREE BEDROOM COTTAGE (REQUIRES MODERNISATION)
- RANGE OF STABLES AND OUTBUILDINGS
- ABOUT 15.5 ACRES OF GRAZING LAND
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING: F (36)

IN ALL ABOUT 16.09 ACRES (6.51 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Stevenson & Johnstone
38 High Street
Langholm
DG13 0JH
Tel: 013873 80482



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





INTRODUCTION

Moorland Farm is situated just over two miles from the border town of Gretna in Dumfries & Galloway.

Moorland benefits from a traditional three-bedroom cottage and about 15.5 acres of grazing land. The cottage is of traditional sandstone construction offering accommodation over a single floor, which does require some upgrading and modernisation however, the whole property offers huge potential for either equestrian or smallscale agriculture purposes. In the past, the current owner have operated a very successful equestrian service. Moorlands benefits from about 15.5 acres of grazing land and a range of agricultural buildings, including stables, which could also benefit from some maintenance or upgrading.

All services are located within a short drive of the property within the busy town of Gretna boasting all essential and professional services, along with a thriving High Street and the Gretna Gateway Outlet. The catchment area for primary and secondary schooling is Gretna & Annan. The nearby town of Dumfries offers further education choices within the Crichton University Campus.

Moorland boasts excellent communications and commuting links both north and south with the M6 motorway only a short drive from the property and therefore is within commuting distance of some of the major centres. There are main line railway station at Gretna and Carlisle, which run a full timetable of services both north and south.

The property is situated a short drive from the border at Gretna within Southwest Scotland. This area 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 Lake District is less than an hour's drive away from the property. The Lake District is renowned for being one of the most hauntingly beautiful corners of our planet and one of the most scenic places in England.

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 Moorland Farm are sought **in excess of: £270,000**

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



PARTICULARS OF SALE

MOORLAND FARMHOUSE



The property is of traditional sandstone construction under a slated roof and as mentioned earlier, requires upgrading and modernisation. Moorland farmhouse offers three bedroomed accommodation over a single floor, briefly comprising:



- Conservatory
- Kitchen
- Living Room
- Central Hallway
- Bathroom
- Double Bedroom 1
- Double Bedroom 2
- Double Bedroom 3

SERVICES

- Oil fired central heating
- Multi-fuel stove
- Mains electricity & water
- Private drainage
- The telephone is installed subject to the normal BT regulations

THE FARM STEADING

The buildings are mainly of portal construction,(pole barns) which have mainly been utilised for equestrian purposes and general storage.

THE LAND

The land at Moorland Farm extends in total to about 16.09 acres (6.51 Ha), to include the areas occupied by the cottage, agricultural land, farm buildings, etc. In the past, the land has been utilised for the grazing of livestock and the growing of forage crops.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

HOME REPORT

It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number and therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. For the avoidance of doubt the property is being sold as a whole.



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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' solicitors, **Stevenson & Johnstone** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Moorland Cottage: Band E

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge.

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 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 2021



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