



# LAND AT LANDIS FARM

New Abbey, Dumfries, DG2 8HH

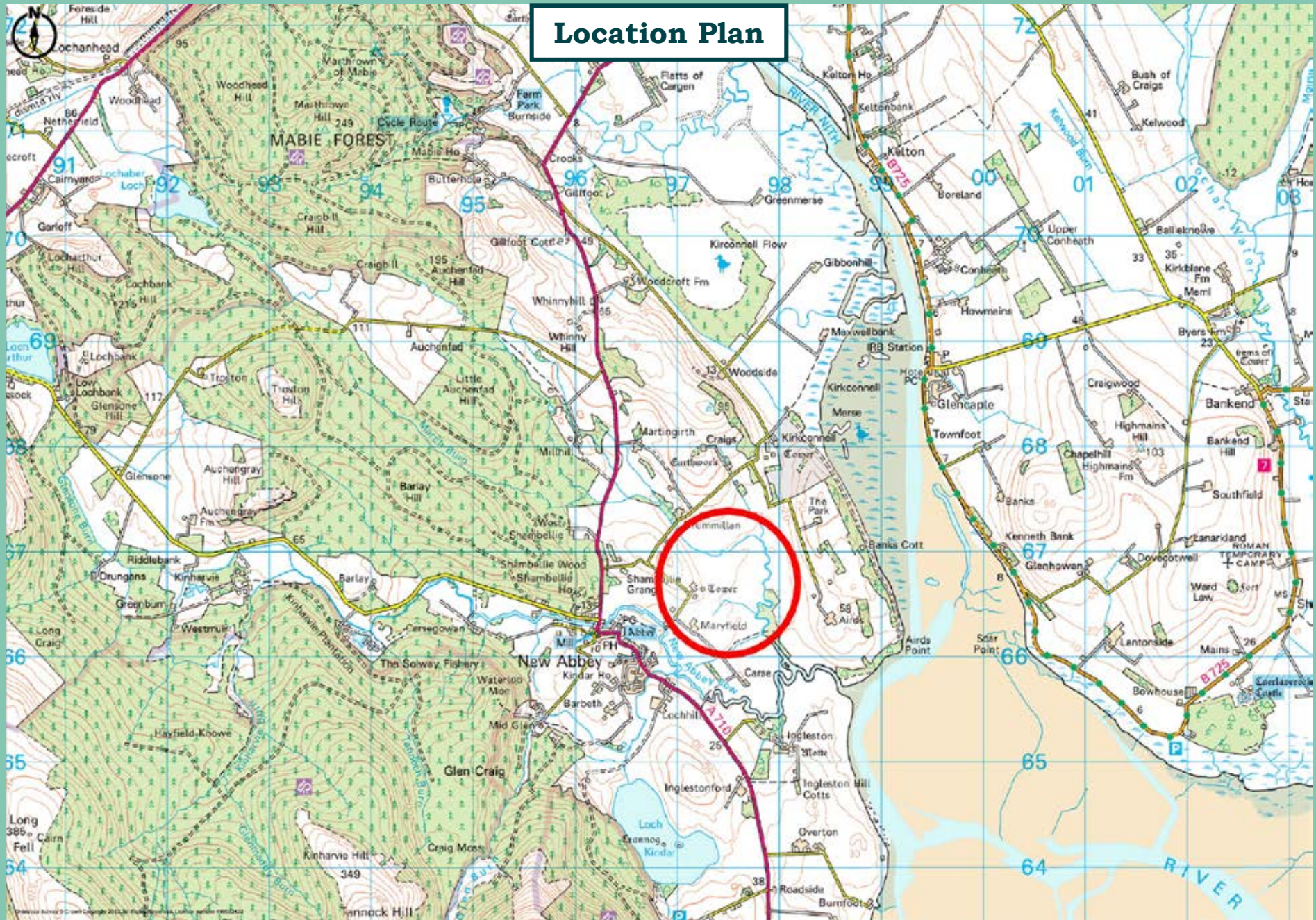


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan





# LAND AT LANDIS FARM

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## A HIGHLY PRODUCTIVE BLOCK OF AGRICULTURAL LAND WITH GOOD ACCESS ON THE OUTSKIRTS OF THE VILLAGE OF NEW ABBEY

- RING FENCED AGRICULTURAL LAND
- REGION 1 BASIC PAYMENT ENTITLEMENT
- PRODUCTIVE MOWING AND GRAZING LAND
- SMALL AREAS OF AMENITY WOODLAND
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS

IN ALL ABOUT 112.58 ACRES (45.56 HA)

FOR SALE PRIVATELY

### VENDORS SOLICITORS

Walker & Sharpe  
37 George Street  
Dumfries  
DG1 1EB  
Tel: 01387 267222



### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
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 Landis is situated about 1 mile east of the village of New Abbey. At present the land is utilised for the grazing of livestock or mowing for silage. The land would lend itself to a variety of agricultural purposes. The land amounts to about 112.58 acres (45.56 hectares), to include a small area of amenity woodland and water course. The land is registered with the AFRC-RPID with a main location code of 505/0006. The land will be offered for sale with the relevant region 1 Basic Payment Entitlements, as per the 2023 SAF submission.

The nearby village of New Abbey has a wealth of history with the ruined Sweetheart Abbey nestled within the centre. New Abbey is a very active, friendly community and benefits from a primary school, tearoom, shop, etc. A wider range of essential services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

## 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 **£650,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**

**No' 3 Ring**

**New Market Street**

**Castle Douglas, DG7 1HY**

**Tel: 01556 453453**

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

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



## DIRECTIONS

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

## DESCRIPTION

Comprising of 8 field enclosures bounded by a watercourse and amenity woodland, this highly productive mowing and grazing land lies within a ring fence. The land is accessed from the main farm drive by way of a newly constructed farm track and the successful purchaser will be granted a servitude right of access to the land with responsibility of maintaining said track.

At present the subjects are down to grass for mowing but is capable of growing a range of cereal or forage crops. The land is currently utilised for agricultural purposes and in good heart.

## BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment region 1. We are advised that the vendors are active farmers (as currently defined under EU Regulation 1307/2013 and the Scottish Statutory Instrument 2014/58). We are further informed that the sellers completed an IACS/SAF submission 2023 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

**For the avoidance of doubt any such payments already applied for prior to the completion date, will be retained by the sellers, i.e., the 2023 Basic Payment and 2023 greening payment.**

**The purchaser upon occupation of the subjects of sale will be required and be responsible to comply with the statutory management requirements and good agricultural and environmental conditions, as laid down within the cross-compliance documentation 2023, this obligation expires on 31st December 2023.**

## 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, **Walker & Sharpe** for a definitive list of burdens subject to which the property is sold.

## MINERAL & SPORTING RIGHTS

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

## ENTRY & VACANT POSSESSION

Immediately upon completion.

## OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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

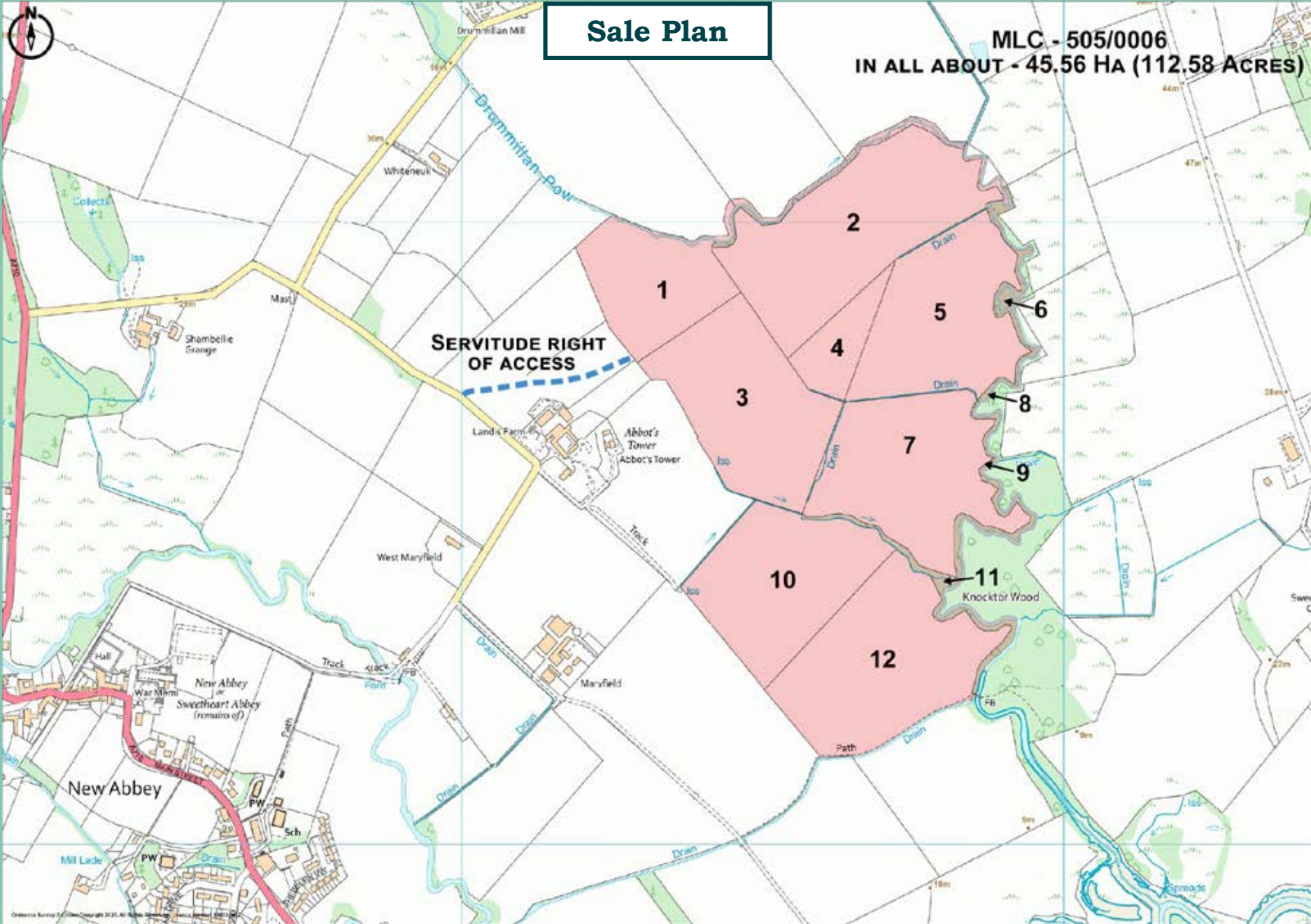
Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 2023***

Field Number	LPID	Area (Ha)
1	NX/97315/66898	3.74
2	NX/97681/67005	7.84
3	NX/97482/66696	6.22
4	NX/97629/66805	1.49
5	NX/97799/66845	5.93
6	NX/97915/66897	0.12
7	NX/97747/66597	6.26
8	NX/97906/66744	0.15
9	NX/97759/66444	0.66
10	NX/97542/66425	5.74
11	NX/97851/66243	0.33
12	NX/97698/66289	7.08
		<b>Total: 45.56 Ha (112.58 Acres)</b>





**Sale Plan**

**MLC - 505/0006  
IN ALL ABOUT - 45.56 HA (112.58 ACRES)**

**SERVITUDE RIGHT OF ACCESS**

*NOT TO SCALE  
Plan for indicative purposes only*



