

LAND AT BAERLOCHAN

Twynholm, Kirkcudbright, DG6 4NP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



LAND AT BAERLOCHAN

Twynholm, Kirkcudbright, DG6 4NP

A BLOCK OF AGRICULTURAL LAND WITH ROADSIDE ACCESS SITUATED JUST EAST OF TWYNHOLM VILLAGE

- RING FENCED
- BASIC PAYMENT ENTITLEMENT
- DIRECT ACCESS TO THE A75
- IN ALL ABOUT 12.58 ACRES (5.09 HECTARES)

FOR SALE AS A WHOLE

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
Princes Exchange
1 Earl Grey St
Edinburgh
EH3 9EE
Tel: 0131 228 8111



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

The land at Baerlochan situated just east of the village of Twynholm. At present the land is utilised for the grazing of livestock, however, the land would lend itself to a variety of smallscale agricultural or equestrian purposes. The land amounts to about 12.58 acres (5.09 hectares) and is registered with the AFRC-RPID with a sub location code. The land will be offered for sale with relevant region 1 Basic Payment Entitlements as per the 2023 SAF submission.

Comprising of three field enclosure the land is currently utilised for agricultural purposes and farmed in conjunction with other lands owned by the sellers.

The area around Twynholm has the most attractive landscape, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within easy reach of the property and the area boasts numerous golf courses. Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74.

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: £85,000**

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
Web: www.threaverural.co.uk

DIRECTIONS

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

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).

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: **Mr Grierson Dunlop, Turcan Connell, Princes Exchange, 1 Earl Grey St, Edinburgh EH3 9EE**, 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.

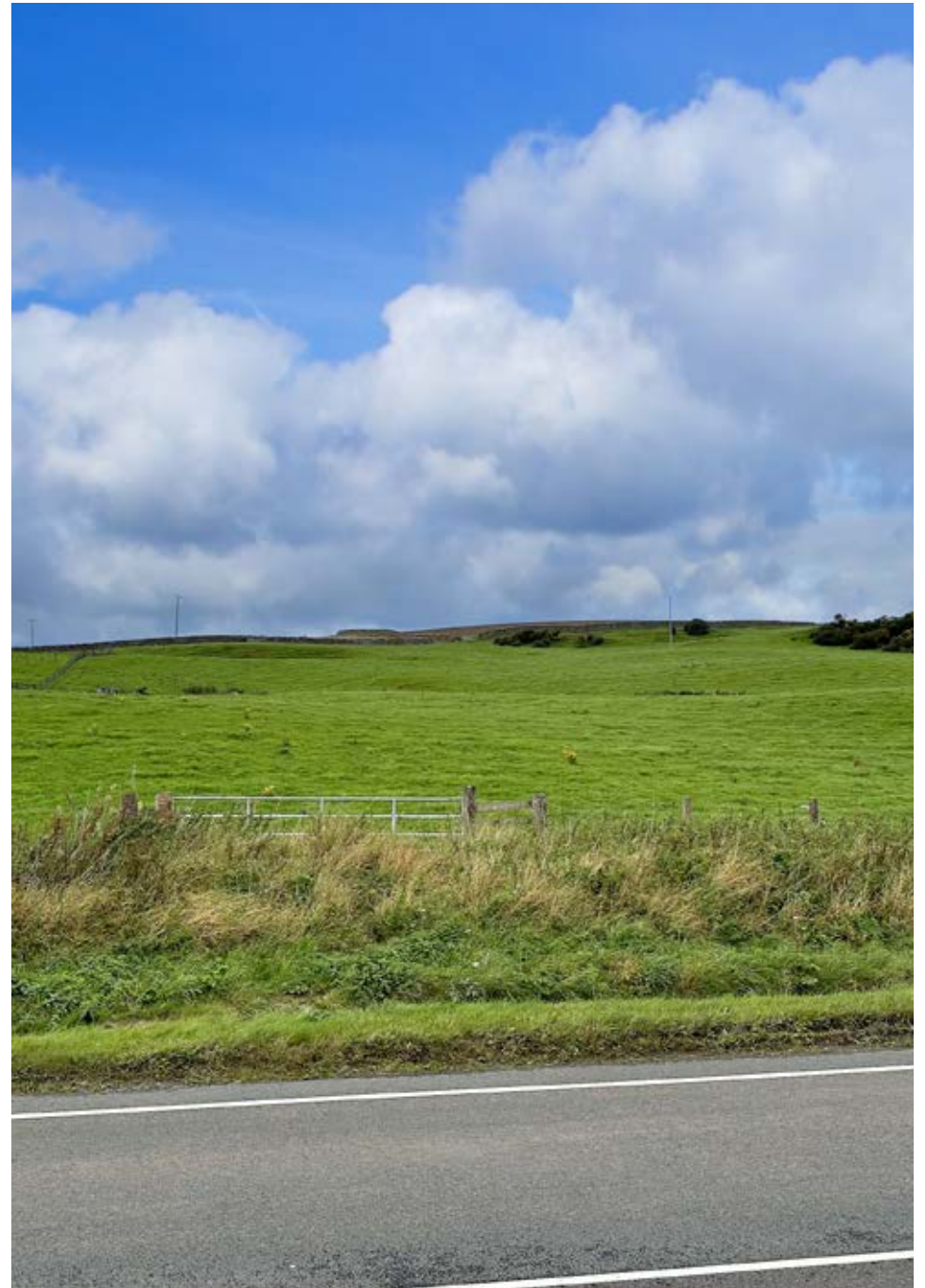


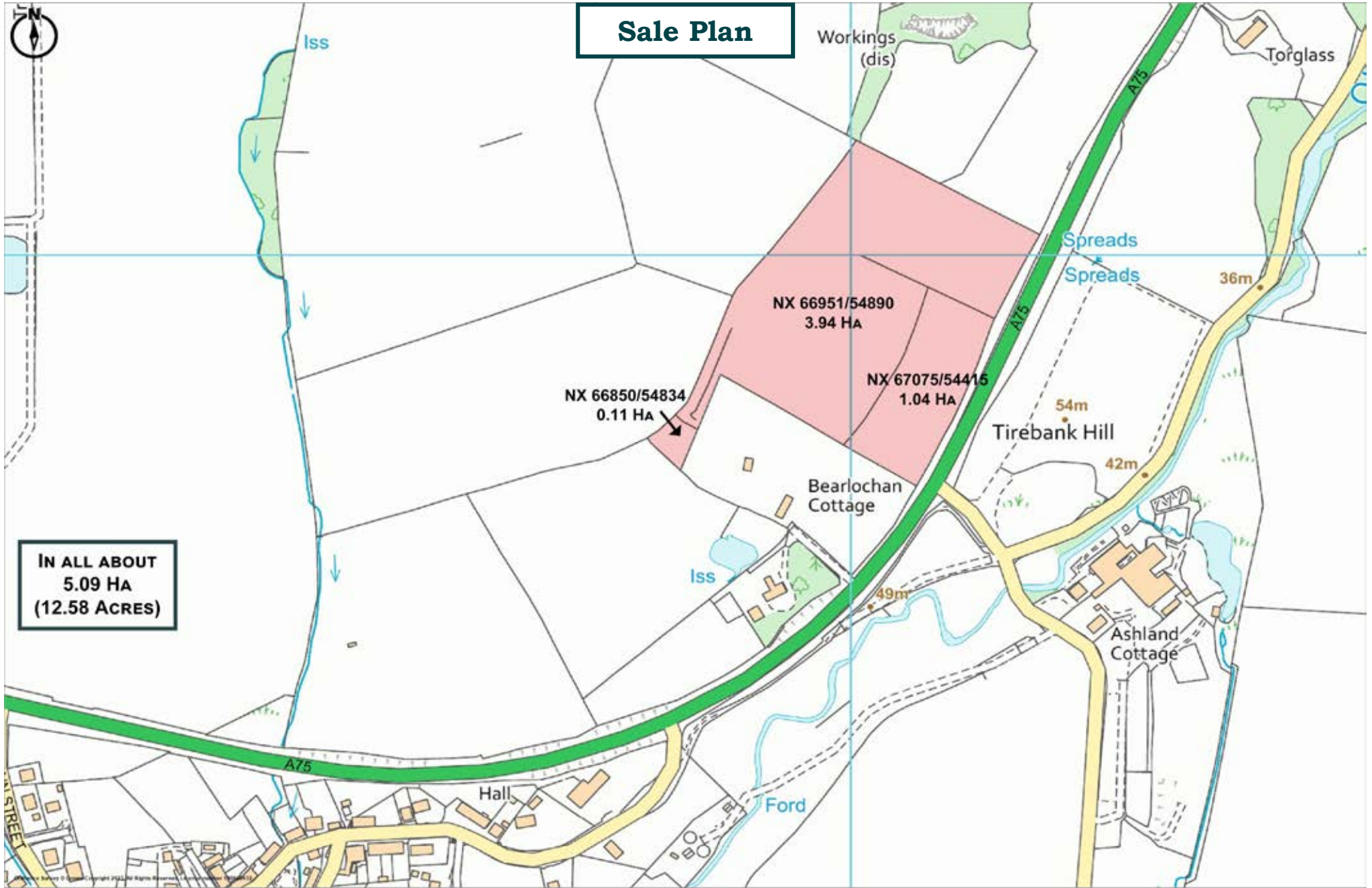
IMPORTANT NOTICE

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 October 2023





Sale Plan

**IN ALL ABOUT
5.09 HA
(12.58 ACRES)**

