

LAND AT LOCHHILL

Ringford, Castle Douglas DG7 2AR



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



LAND AT LOCHHILL

Ringford, Castle Douglas DG7 2AR

Kirkcudbright 5.5 miles, Castle Douglas 7.5 miles, Dumfries 25 miles, Carlisle 58 miles

A BLOCK OF AGRICULTURAL LAND WITH GOOD ROADSIDE ACCESS LOCATED NOT FAR FROM THE PRETTY HARBOUR TOWN OF KIRKCUDBRIGHT

- RING FENCED LAND CURRENTLY UTILISED FOR EQUESTRIAN PURPOSES
- GOOD ROADSIDE ACCESS
- AVAILABLE FOR SALE IN TWO LOTS
- BASIC PAYMENT ENTITLEMENTS
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS

IN ALL ABOUT 43.84 ACRES (17.74 HA)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Sandy Shields
Colledge & Shields
30 Castle St
Dumfries
DG1 1DU
Tel: 01387 240044



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 Lochhill is situated just over 5 miles from the busy harbour town of Kirkcudbright. At present the land is utilised for the grazing of horses and sheep, however, would lend itself to a variety of small scale agricultural or equestrian purposes. The land amounts to about 43.84 acres (17.74 hectares) and is registered with the AFRC-RPID with a main location code of 516/0028. The land is available for sale in two lots, a plan is contained within these particulars of sale.

The nearest essential services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services.

This area of Southwest Scotland 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:

LOT 1: £150,000

LOT 2: £150,000

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.

DESCRIPTION

LOT 1

Comprising of three main field enclosures extending to about 21.92 acres (8.87 hectares). The land lies within a ring fence and are at present all down to grass for grazing and or conservation (silage). The land is currently utilised for equestrian / agricultural purposes and has been designated by RPID as region 1. Access to this lot is directly from a minor public road.



LOT 2

Comprising of two field enclosures amounting to about 21.92 acres (8.87 hectares) and at present down to grass for grazing. The field has been designated as region 1 by RPID. Access to this lot is directly from a minor public road.





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 2024 (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: **Sandy Shields, Colledge & Shields** for a definitive list of burdens subject to which the property is sold.

MINERAL & SPORTING RIGHTS

Insofar as they form part of property's title the mineral & sporting rights are included in the sale.

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 April 2024

Sale Plan

LOT 1
8.87HA
21.92 ACRES

LOT 2
8.87HA
21.92 ACRES

FOR IDENTIFICATION PURPOSE ONLY



