

LAND AT DUNREGGAN BRAE

Moniave, Thornhill, Dumfries



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



LAND AT DUNREGGAN BRAE

Moniave, Thornhill, Dumfries

Thornhill 8 miles, Dumfries 18 miles, Carlisle 53 miles, Edinburgh 72 miles, Glasgow 69 miles

A HIGHLY PRODUCTIVE BLOCK OF GRAZING LAND BENEFITTING FROM AN AGRICULTURAL BUILDING ON THE PERIPHERY OF THE PICTURESQUE VILLAGE OF MONIAIVE

- PRODUCTIVE GRAZING LAND
- AGRICULTURAL SHED
- ELEVATED SITE WITH STUNNING VIEWS
- POTENTIAL FOR SMALLSCALE AGRICULTURAL OR EQUESTRIAN PURPOSES

IN ALL ABOUT 19.27 ACRES (7.8 HECTARES)

VENDORS SOLICITORS

Grieve Grierson Moodie & Walker
14 Castle St
Dumfries
DG1 1DR
Tel:01387 266250



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

The land is situated on the periphery of the picturesque village of Moniaive in Dumfries & Galloway. The property benefits from land within a ring fence and a modest agricultural building with mains water.

Moniaive has a rich artistic heritage and a vibrant contemporary creative life with top class artists of many fields committed to this buzzing little community. Moniaive is situated within the Glencairn Parish and boasts two hotels, licensed grocer with post office service, petrol station and a wealth of craft outlets. The village is home to a number of talented artists, musicians, writers and photographers. It is the location for over 30 community groups and numerous regular festivals. The village benefits from a primary school with secondary schooling available at renowned Wallace hall Academy at Thornhill.

Communications to the area are good with the property lying in Dumfries & Galloway through which the main A75 Euro Route runs, providing quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour and a half drive via the A75 and the international airports of Prestwick and Glasgow within about an hour's drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

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, the closest being at Thornhill.

DIRECTIONS

As indicated on the Location Plan that forms part of these particulars.

METHOD OF SALE

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

GUIDE PRICE

Offers sought in excess of: **£150,000**

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

THE LAND

The land at Dundreggan Brae extends to about 19.27 acres and is made up of two good-sized field enclosures. The land is classified as being mainly within yield class 4 of the Macaulay Scale, as produced by the James Hutton Institute. This land is suitable for either agricultural or equestrian purposes, benefitting from good roadside access and mains water. At present the land is all down to grass for grazing or mowing.

AGRICULTURAL SHED

The agricultural building is of portal construction with corrugated iron cladding. The shed has been utilised for livestock housing, fodder storage and for cattle handling. The shed has water laid in.





BASIC PAYMENT ENTITLEMENTS

There are no basic payment entitlements with the land.

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, **Grieve Grierson Moodie & Walker**, 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.

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 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 August 2022

Sale Plan



