



12.15 acres (4.92 Ha) of good quality, productive agricultural land

Land at Gretna Green, DG16 5HQ



Property Details

Land at Gretna Green, DG16 5HQ

Guide Price

£65,000

Description

A productive block of land suitable for cropping and grazing with 0.92 acres of woodland. Extending to 12.15 acres (4.92 Ha) on the outskirts of Gretna Green.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





KEY FEATURES

- 12.15 acres (4.92 Ha) of good quality agricultural land on the outskirts of Gretna Green
- Suitable for cropping or grazing
- Excellent links to the M74
- Good roadside access
- An area of woodland extending to 0.92 acres
- Generally well fenced throughout
- Historic site
- To be sold for agricultural or equestrian use only
- A restrictive covenant will be placed on the land for non agricultural / equestrian purposes



The Land

12.15 acres (4.92 Ha) of grassland with a small wood in a single block split into enclosures. The land is all registered with SGRPID.

BPS Entitlements are not included within the sale.

Lot No.	Field Number	Ha	Acres	
7	NY/30118/68959	0.05	0.12	
8	NY/30139/69003	1.20	2.96	
9	NY/30279/68818	0.28	0.69	
10	NY/30284/68894	2.18	5.38	
11	NY/30445/68716	0.37	0.92	(WOODLAND)
12	NY/30482/68708	0.84	2.08	
	Total	4.92	12.15	



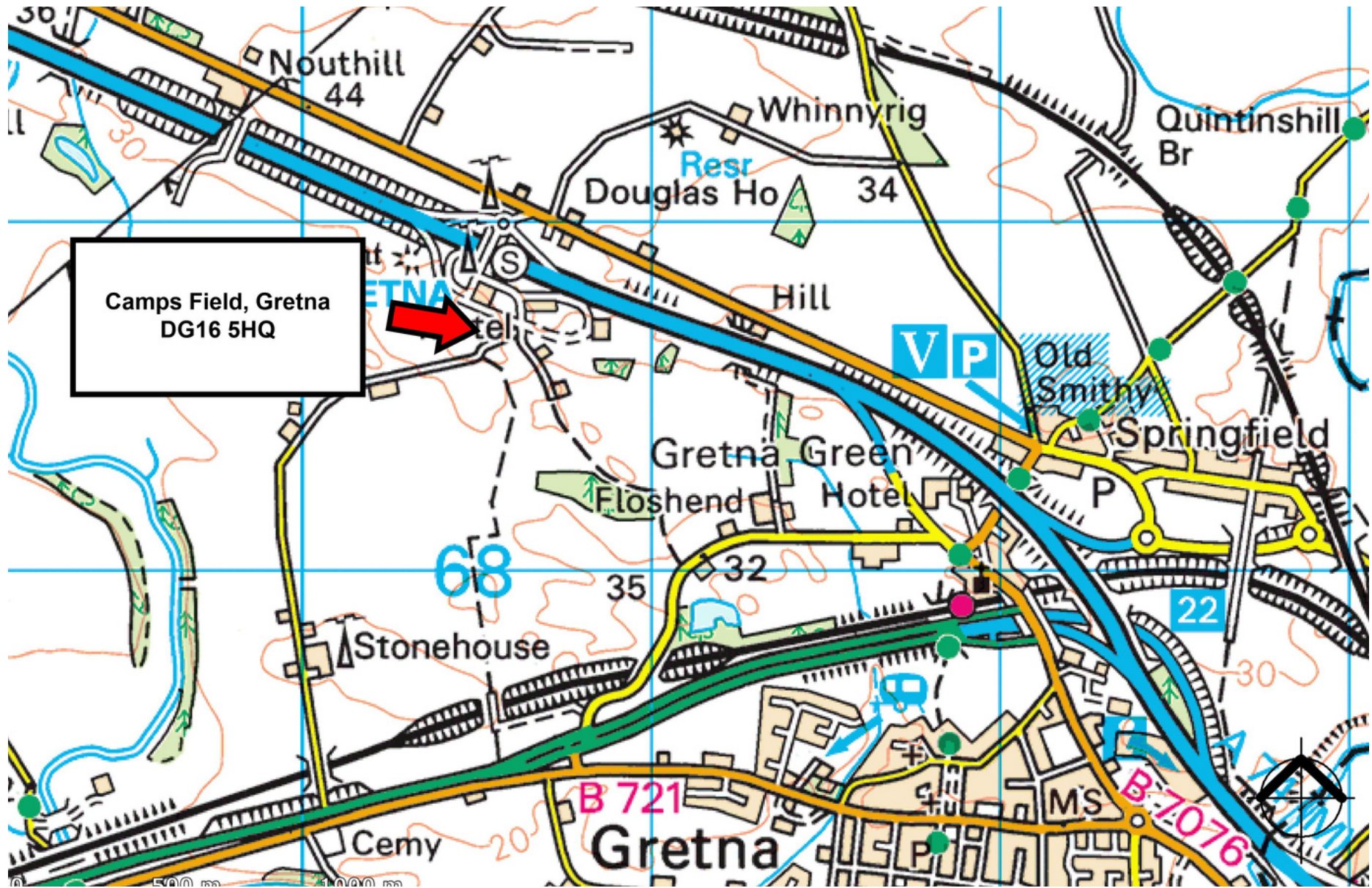
Situation: The land is 2 miles north of Gretna Green adjacent to the Gretna Service area on the M74 with access via a shared track to the south west of Gretna Services. It is only 11 miles from Carlisle and 9 miles from Annan.

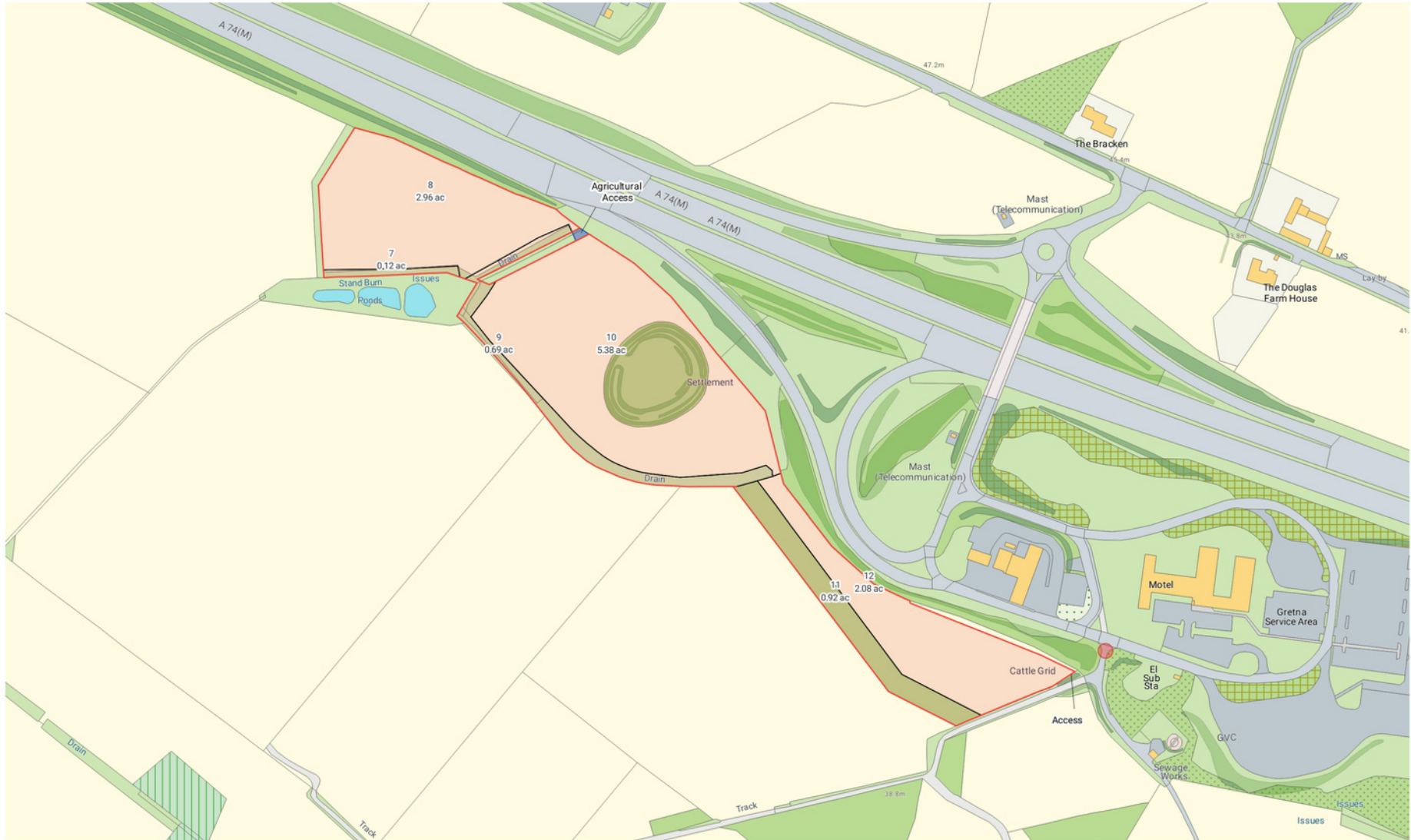
Access: This is in the centre of the Gretna Service area. Follow the signs for fuel. Cross the paved area marked "Farm vehicles only". Go down the track opposite through the no entry signs marked "authorised vehicles only". Turn right over the first cattle grid. The field entrance is immediately on the right after the grid.

Note: The access between fields 10 and 8 is for agricultural use only over land owned by the Scottish Ministers. The access has been used for many years. The access from the service area is restricted to farming, forestry and land management purposes.

Water: A mains water trough is to be installed.







Produced on Nov 24, 2022.
 © Crown copyright and database right 2022 (licence number 100059532)

Site Plan



Tenure: The land is offered for sale with vacant possession and this will be given upon completion of the sale.

Land Status: The land is registered with SGRPID.

Entitlements: Entitlements to the Single Farm Payment scheme are not included.

Minerals: The mines and mineral rights are included in the sale insofar as they are owned.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

Solicitors: McJarrow and Stevenson, Mr. Steve Williams, 55 High St, Lockerbie DG11 2JJ. Tel: 01576 202123

Servitude rights, burdens and wayleaves: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Historic Site: The land includes the site of a settlement. It is delineated on the map. The site is a scheduled monument.

Viewing: Interested parties wishing to view the site are asked to provide prior notification to sole selling agents C & D Rural before viewing. Please be aware of any livestock within the field and ensure the gates are closed at all times.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Money Laundering Obligations: As part of the new Money Laundering Regulations relating to the sale of the property, we as Selling Agents are obliged to carry out Customer Due Diligence checks on any Purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of identity prior to an offer being made.

Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be nonreturnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or their agents.





Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

Important Notice C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:-

- The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
- No person in the employment of C & D Rural has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Rural or the Vendors/Lessors of this property.