



Stable block and associated buildings with land
extending to 4.55 acres

Prestondam Stables, Annan, DG12 6NF



Property Details

Pretondam Stables, Annan, DG12 6NF

Offers Over
£100,000

Description

An excellent opportunity to acquire a well equipped, stable block and outbuildings along with 4.55 acres of good quality pasture land.

Selling Agents

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





- Stable block
- The stables are accessed by an unregistered prescriptive right of way.
- 4.55 acres of grazing land
- Situated on the outskirts of Annan
- Accessible location
- Stock proof fencing
- Secure tack and storage rooms
- Hardstanding yard area
- Good off road hacking



An excellent opportunity to acquire a well equipped, stables block with 4.55 acres set in an attractive and highly accessible rural location close to Annan. There are six loose boxes, secure tack room and hardstanding yard area useful for parking for vehicles and trailers. There is also a static home on site.

The property does not have any mains supply. Electricity is supplied by generators and water by rain water harvesting.



Situation

Prestondam stables is located on the outskirts of the town of Annan, which benefits from a range of equestrian amenities. The property has excellent road links with the A75 access just outside of Annan and Junction 19 of the M74 approximately 6 miles to the East.



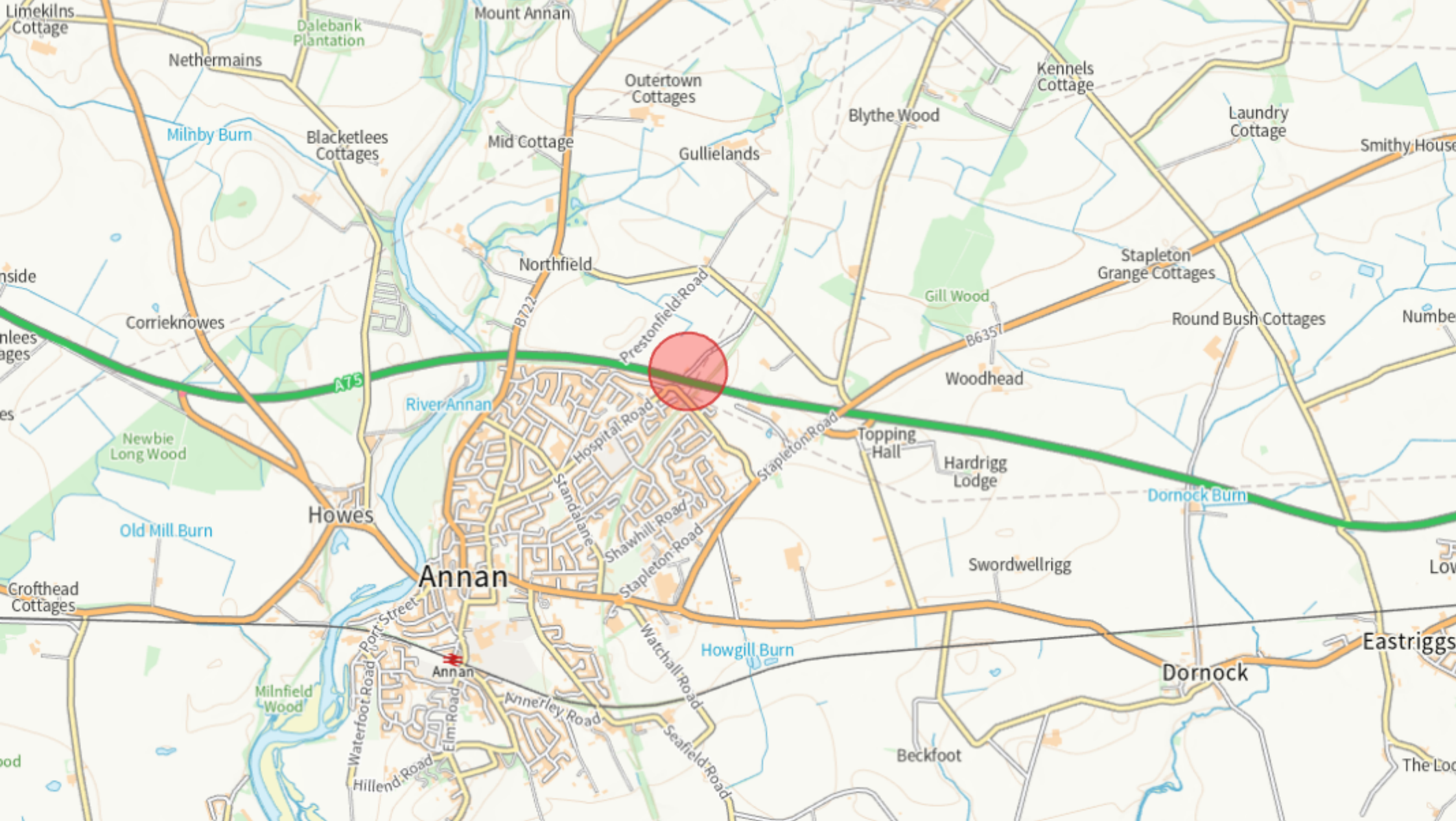
Directions

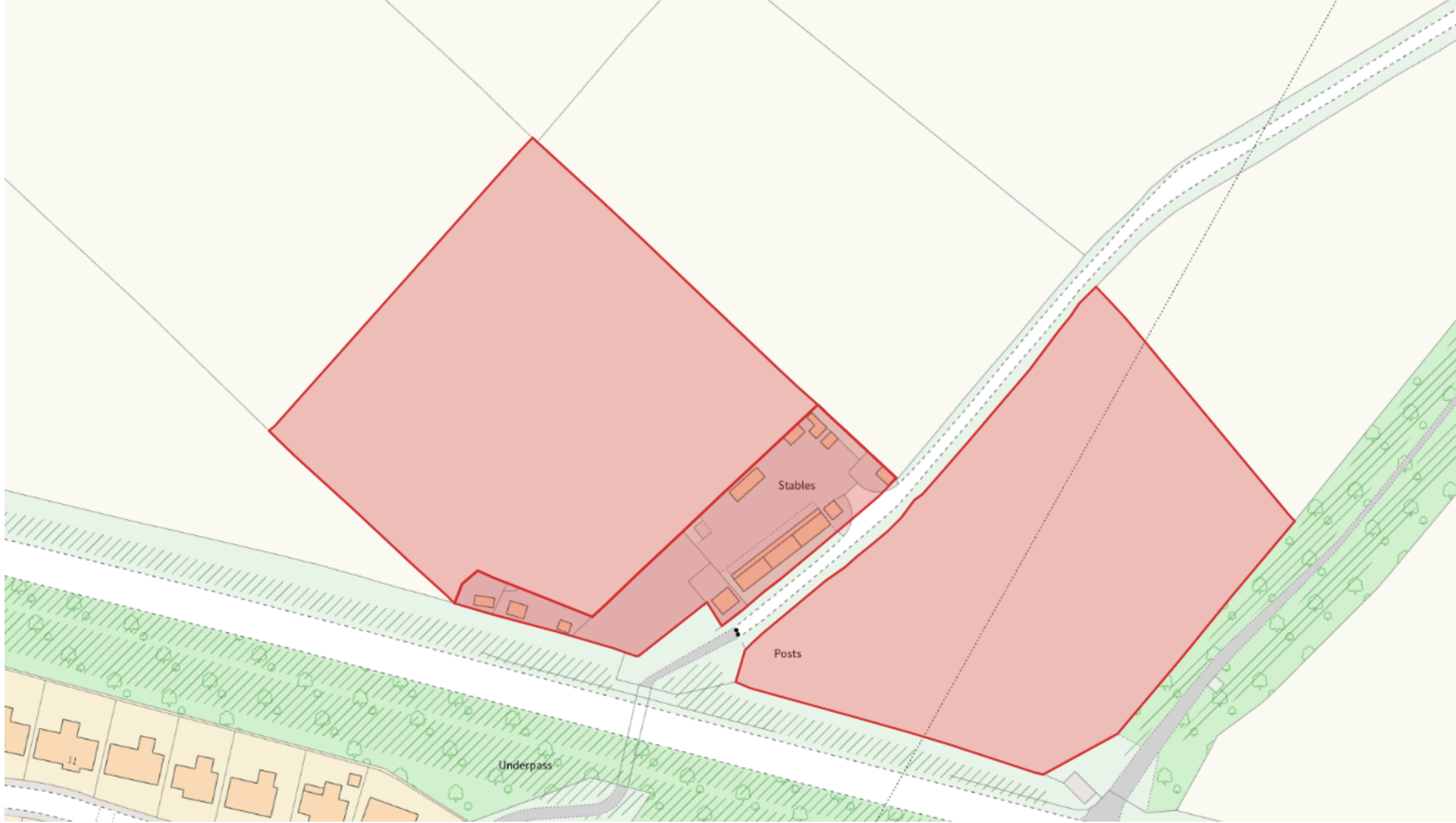
Heading East along the A75 from Gretna to Dumfries take the B6357 towards Annan. Take a right turning signposted Cannonbie. Passing back over the A75 turn immediately left. Take the first left and continue for 0.5 miles. Just past the bridge take the next left where the stables can be found at the end of the road.



What3words ///conducted.shave.greet







Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Access: The property is accessed by an unregistered prescriptive right of way.

Matters of Title: 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.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Services: Prestondam Stables is served by generator powered electricity, and a rain water harvested water supply. There are no mains supply to the stables

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

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

Solicitors: TBC

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](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT





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- 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.
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