



Agricultural land extending to 27.44Ha (67.70 acres) and a 24m x 38m general purpose shed available as a whole or in four lots

Land at Westwater Farm, Langholm, DG13 0LT

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## Property Details

### Land at Westwater Farm, Langholm DG13 0LT

#### Guide Price

As a whole Guide Price £390,000

Lot 1 Guide price £220,000

Lot 2 Guide Price £15,000

Lot 3 Guide Price £120,000

Lot 4 Guide Price £35,000

#### Description

An exciting opportunity to acquire grazing land extending to 27.44 Ha (67.70 acres) and a 24m x 38m general purpose shed with a water supply. Available as a whole or in four lots.

#### Selling Agents

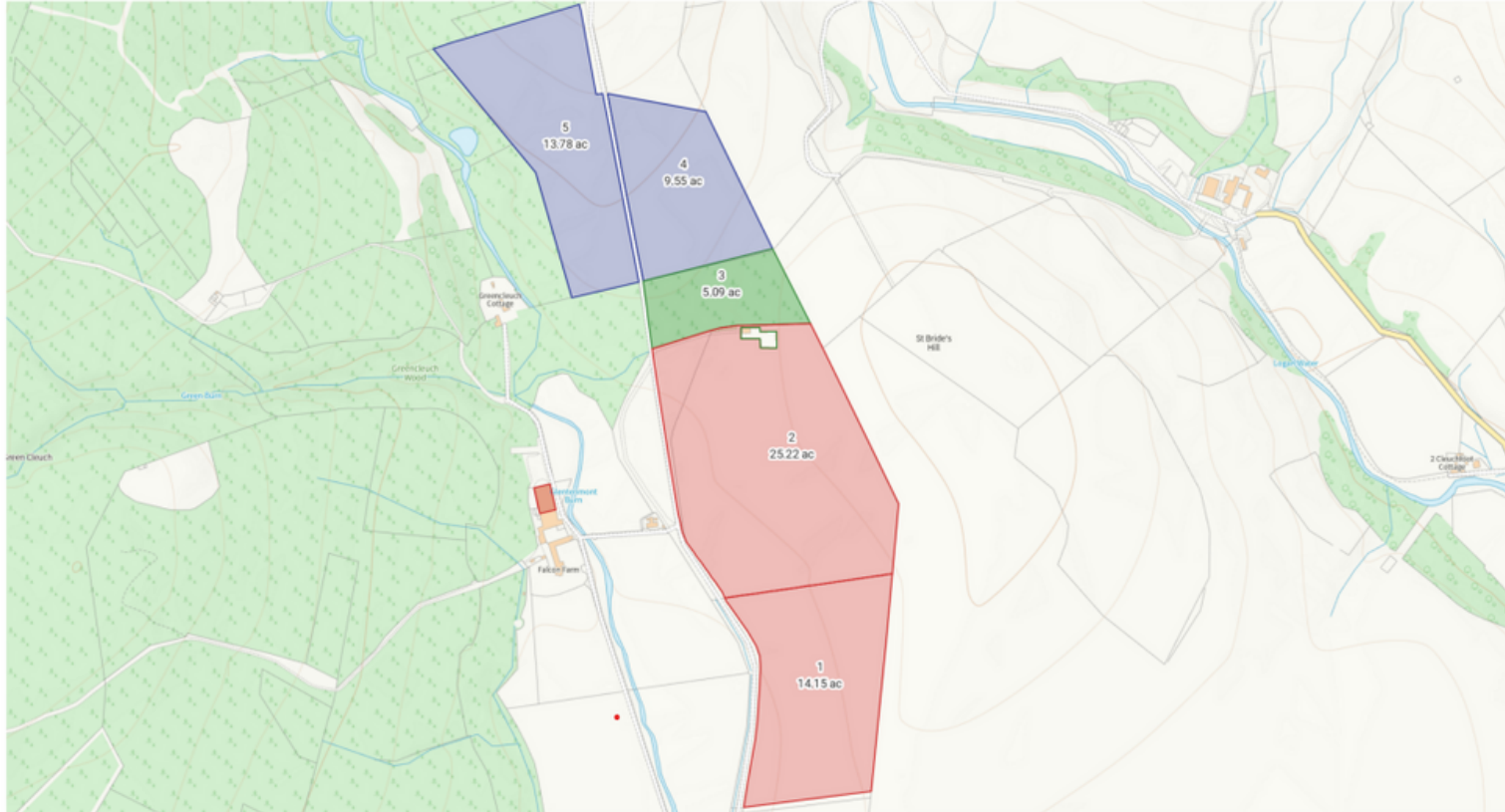
C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,  
CA6 5LY





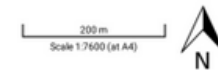
## KEY FEATURES

- Lot 1 Grazing land extending to 39.37 acres which has been well managed and is in good heart identified as fields 1 and 2 on the plan attached
- Lot 2 5.09 acres of former woodland which was felled in 2023 and replanted identified as field 3 on the plan enclosed
- Lot 3 Grazing land extending to 23.33 acres identified as fields 4 and 5 on the plan enclosed
- Lot 4 24m x 38m general purpose shed with a water supply
- The land is classed as Grade 5.3 under the Land Capability for Agriculture 1:250K (Scotland) classification
- Watered from a natural spring supply
- Generally well fenced throughout
- The land is registered with SGRPID
- What3words : ///searched.sprinting.braked



	Field Number	Area	
		Ha	Acres
LOT 1	1	5.73	14.15
	2	10.21	25.22
LOT 2	3	2.06	5.09
LOT 3	4	3.86	9.55
	5	5.58	13.78
	Total	27.44	67.79

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## General Purpose Shed

The steading available comprises of a single steel portal framed building under a fibre cement profile sheet roof. The building benefits from a spring fed water supply. Internally the shed has a central feed passage with feed barriers and is concrete floored throughout. The building lends itself to both an agricultural or commercial use.







**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitudes (including electricity poles and pylons), 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 matters.

**Access:** The access track is private, there is a heritable and irredeemable servitude right of access over the private access road for pedestrian and vehicular use. Maintenance is shared on a user basis.

**Sporting & Mineral Rights:** Included in the sale insofar as they are owned by the Seller.

**Basic Payment Scheme:** The land is registered with SGRPID but no entitlements to the Single Farm Payment Scheme are included in the sale.

**Less Favoured Area Status Scheme (LFASS):** The farm sits within the Less Favoured Area.

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

**Offers:** Offers should be submitted 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 note their interest with the selling agents.

**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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Solicitors:** Joseph Hann of Hann & Co , Hann & Co, 1 Bridgend, High Street, Annan, Dumfriesshire, DG12 6AG.

**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](http://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.

**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: Fisher Financial Associates 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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