



LAND AT BALMAGHIE

Castle Douglas, DG7 2PB



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

LAND AT BALMAGHIE

Castle Douglas, DG7 2PB

Castle Douglas 4.5 miles, Kirkcudbright 8.5 miles, Dumfries 21 miles, Carlisle 54 miles

A PRODUCTIVE BLOCK OF AGRICULTURAL LAND WITH GOOD ROADSIDE ACCESS LOCATED NOT FAR FROM THE BUSTLING MARKET TOWN OF CASTLE DOUGLAS

- RING FENCED AGRICULTURAL LAND
- PRODUCTIVE GRAZING LAND
- AVAILABLE FOR SALE IN TWO LOTS
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS

IN ALL ABOUT 63.70 ACRES (25.78 HA)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mrs Karen Baird
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



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 Balmaghie is situated just over 4 miles south of the busy market town of Castle Douglas. At present the land is utilised for the grazing of livestock or mowing for silage. The land would lend itself to a variety of small scale agricultural or equestrian purposes. The land amounts to about 63.70 acres (25.78 hectares) and is registered with the AFRC-RPID with a main location code of 490/0013. The land is available for sale in two lots, a plan is contained within these particulars of sale.

The area around the Castle Douglas 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: £240,000

LOT 2: £58,000

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 53.81 acres (21.78 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 agricultural purposes and has been designated by RPID as region 1. It should be noted that there is no Basic Payment Entitlement available with the land. Access to this lot will be by way of a servitude over the roadway marked 'A' to 'B' on the sale plan.



LOT 2

A single field enclosure with good roadside access at present down to grass for grazing or mowing and has been utilised in past years for forage production. The field has been designated as region 1 by RPID and it is noted that no Basic Payment Entitlements are available with the land. Access to the land is directly from the public highway.







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: **Mrs Karen Baird, Hall Baird** for a definitive list of burdens subject to which the property is sold. However, it is noted that the sporting rights are leased over a 25 year period which commenced in 2017 and expires on 14th December 2032. The rent receivable is set at £200 per annum.

MINERAL & SPORTING RIGHTS

The sporting rights are leased out as detailed in Matters of Title, however, the mineral rights insofar as they form part of property's title are in hand.

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 ABOUT 21.78HA (53.81ACRES)

**LOT 2 ABOUT
4.00HA (9.88ACRES)**

**FOR IDENTIFICATION
PURPOSES**

