



**SW**  
STANLEY  
WRIGHT

**Folly Field**  
Sanquhar  
Dumfries and Galloway

**Offers over £55,000**

Folly field is about 6.98 hectares (17.27 acres) of grazing land close to the town of Sanquhar in Dumfries & Galloway.



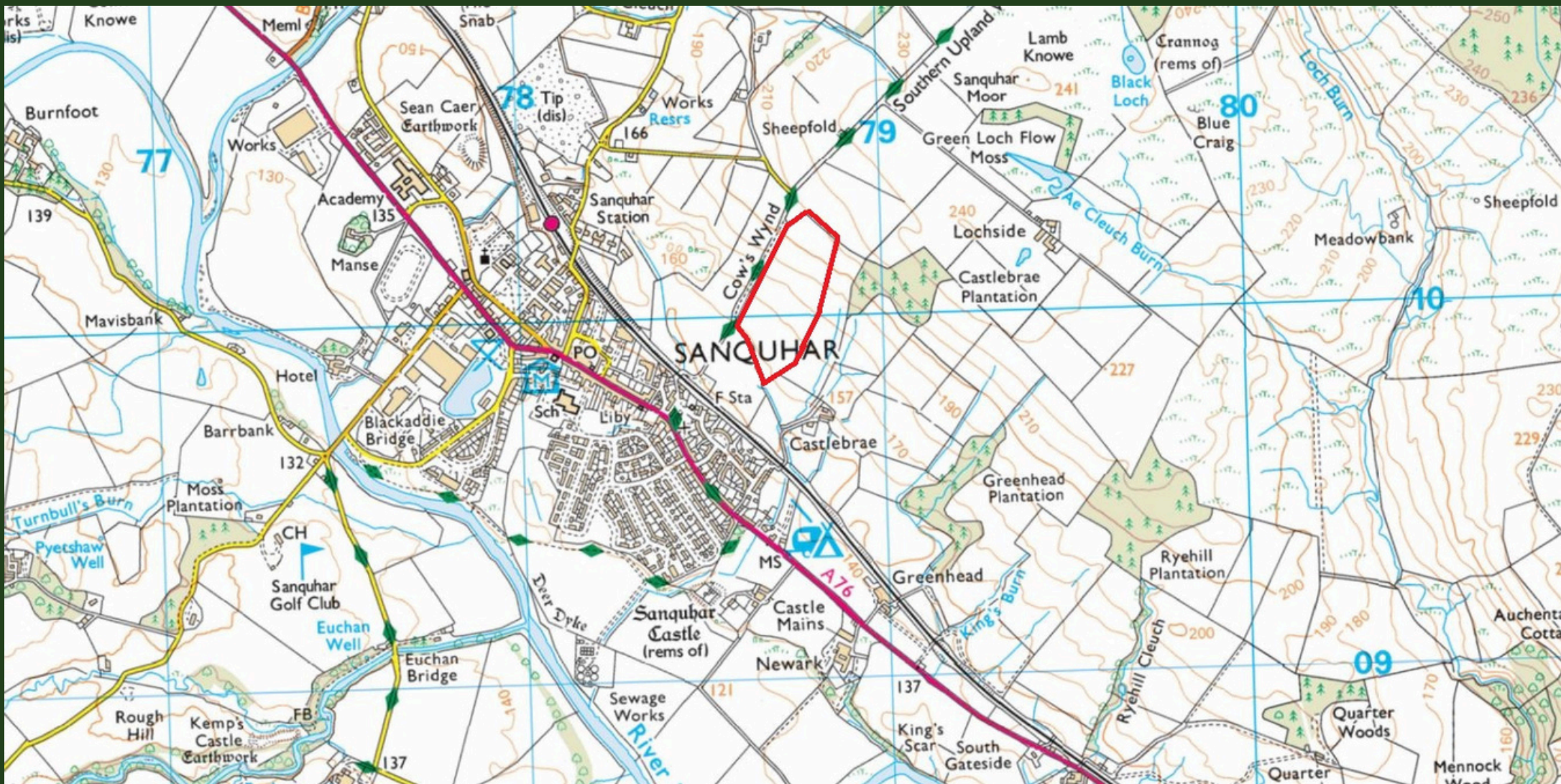
A rare opportunity to purchase an agricultural field of about 6.98 ha (17.25 acres) lying on the edge of the town.

The field is equally suited to agriculture or equestrian use, with good access to local hacking routes.

The land is classed as Grade 4.2 under the Land Capability for Agriculture 1:250K (Scotland) classification and benefits from a water supply.

The field has been well managed and is in good heart with stock proof boundaries all round.

The land is registered with SGRPID, field identifier NS/78733/10047



## Location and Sale Plan

Situated on the North East side of Sanquhar, Folly Field is adjacent to a local path know as Cow's Wynd and the local landmark Matthew's Folly.

There are 2 gates providing access to the field. Both have a prescriptive right of access across Cow's Wynd and marked A and B on the plan

A - Access to the top gate is via St. Mary's Street, Ellen's Brae and Lochside Road to the top of Matthew's Folly.

B - The gate to the bottom of the field is accessed via Leven Road and under the railway bridge.

# Sale information

## Viewing

The field can be viewed by interested parties. We ask that they contact Stanley Wright on 01659 58697 to advise that they will be viewing. All viewings undertaken at your own risk.

## Entry and Possession

Vacant possession will be provided on completion or such mutual time to be agreed by the seller and the purchaser.

## Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

## Third Party Rights & Servitudes

The property is sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise and purchasers will be deemed as to have satisfied themselves in respect thereof.

## Note

These particulars do not form any part of any contract. The statements or plans are not warranted nor to scale.

## Water Supply

The field through water supply is via a joint meter, it is the purchasers responsibility to split the meter before occupation.

## Method of Sale

The property is offered to the market for sale as a whole.

## The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.



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