



1.64 hectares (4.05 acres) of good quality stock grazing
grassland and two agricultural buildings

Land and Buildings at Skipperscleuch, Langholm,
DG13 0LH



Property Details

Land and Buildings at Skipperscleuch,
Langholm, DG13 0LH

As a whole - Offers over £100,000

Sheds at Skipperscleuch - Guide Price £60,000

Land at Skipperscleuch - Guide Price £40,000

Description

An excellent opportunity to acquire 1.64 hectares (4.05 acres) of good quality stock grazing grassland and two agricultural buildings offering modern well equipped cattle housing .

Selling Agents

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





KEY FEATURES

- 1.64 hectares (4.05 acres) of good quality stock grazing grassland
- Building one- Gross External Area 572m²
- Building two- Gross External Area 510m²
- Serviced by mains water supply
- Stock proof fencing throughout



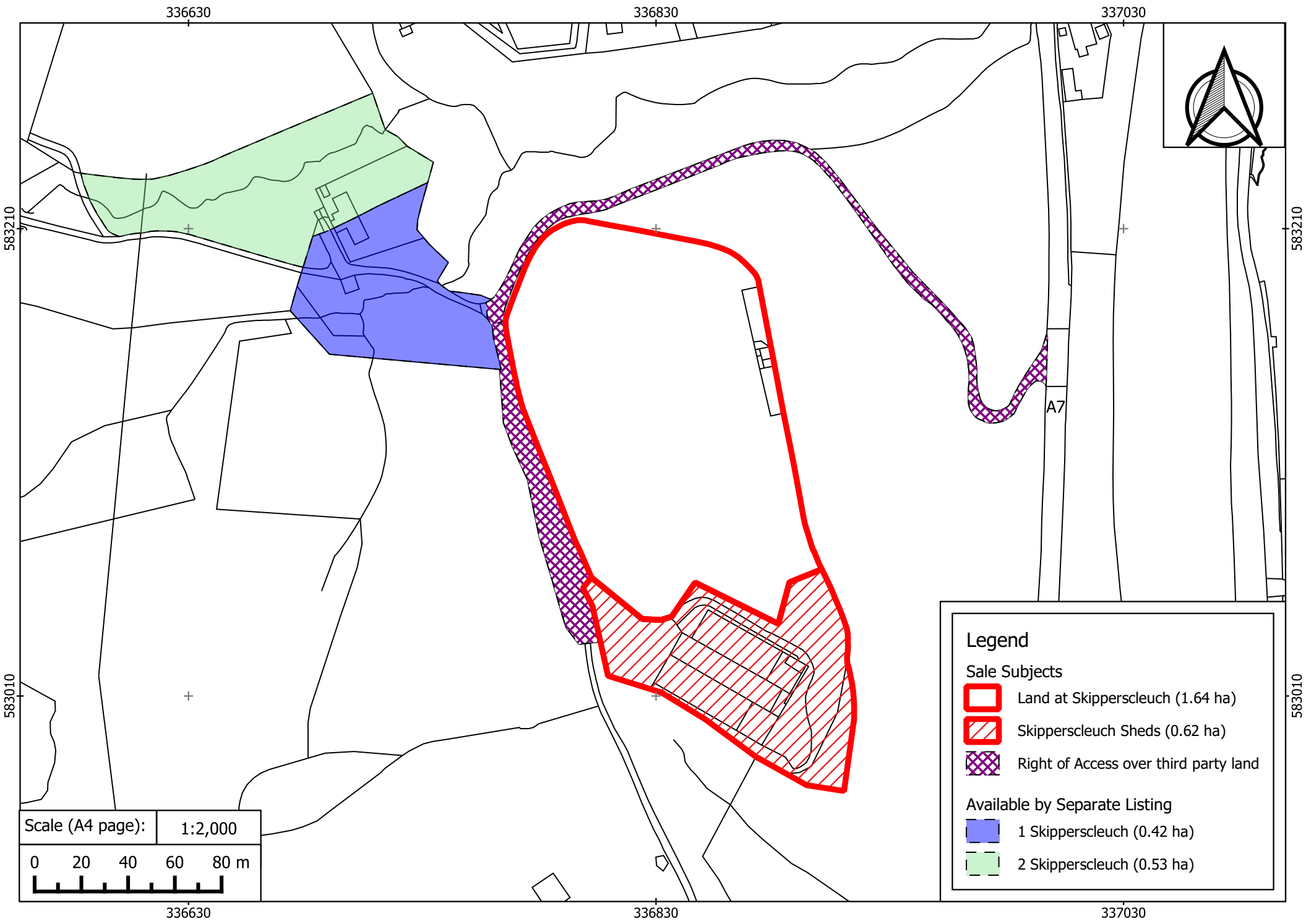
The sale of the land and buildings at Skipperscleuch offers a rare opportunity to purchase good quality stock grazing grassland and two modern agricultural sheds incorporating both a feed store and cattle handling system. The land and buildings are located on the periphery of the town of Langholm and are accessed via a private track off the A7. The block of land is approximately 1.64 hectares (4.05 acres) and lies in one block, running north of the agricultural sheds. The land is classified as Grade 4.2 on the Land Capability for Agriculture 1:50K (Scotland) map, it is all sown down to permanent pasture and benefits from a mains water supply. The land is stock proof, and generally well fenced throughout.

The land enjoys a rural yet accessible situation with the A7 located only a short distance away. The land is accessed from a private track owned by a third party. The land benefits from a servitude right of access for all purposes.

What3words: ///resonates.papers.curly












Legend

Sale Subjects

-  Land at Skipperscleuch (1.64 ha)
-  Skipperscleuch Sheds (0.62 ha)
-  Right of Access over third party land

Available by Separate Listing

-  1 Skipperscleuch (0.42 ha)
-  2 Skipperscleuch (0.53 ha)

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

Access: The property benefits from a servitude right of access for all purposes over the private access track off the A7 which is owned by a third party.

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.

Services: The property is serviced by a mains water supply.

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

Solicitors: Anderson Strathern

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).

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