



1 and 2 Skipperscleuch Cottages, grazing land extending to 4.05 acres and two agricultural buildings

Cottages, Land and Buildings at Skipperscleuch,  
Langholm, DG13 0LH





## Property Details

Cottages. Land and Buildings at Skipperscleuch,  
Langholm, DG13 0LH

Offers over

£425,000

### Description

An excellent opportunity to acquire two semi-detached three bedroom cottages, 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 Skipperscleuch Cottage (Land extending to 1.03 acres)
- 2 Skipperscleuch Cottage (Land extending to 1.31 acres)
- 1.64 hectares (4.05 acres) of good quality stock grazing grassland
- Building one- Gross External Area 572m<sup>2</sup>
- Building two- Gross External Area 510m<sup>2</sup>
- Serviced by mains water supply
- Stock proof fencing throughout





## Situation

Skipperscleuch Cottages, land and buildings is located on the outskirts of Langholm. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. The town is well know for its love of Rugby and the Langholm Common Riding, a horse riding festival which attracts thousands of tourists annually. The town has a variety of independent retailers, cafés, pubs, hotels, restaurants, butchers and bakers as well as Langholm golf course and both primary and secondary schools. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.

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1 and 2 Skipperscleuch Cottages, two modern agricultural sheds and 4.05 acres of grazing land at Skipperscleuch are also being offered for sale by the vendor.

All offers considered.

As a whole - Offers over £425,000

1 Skipperscleuch Cottage - Guide Price £165,000

2 Skipperscleuch Cotatge - Guide Price £160,000

Land at Skipperscleuch - Guide Price £40,000

Sheds at Skipperscleuch - Guide Price £60,000





















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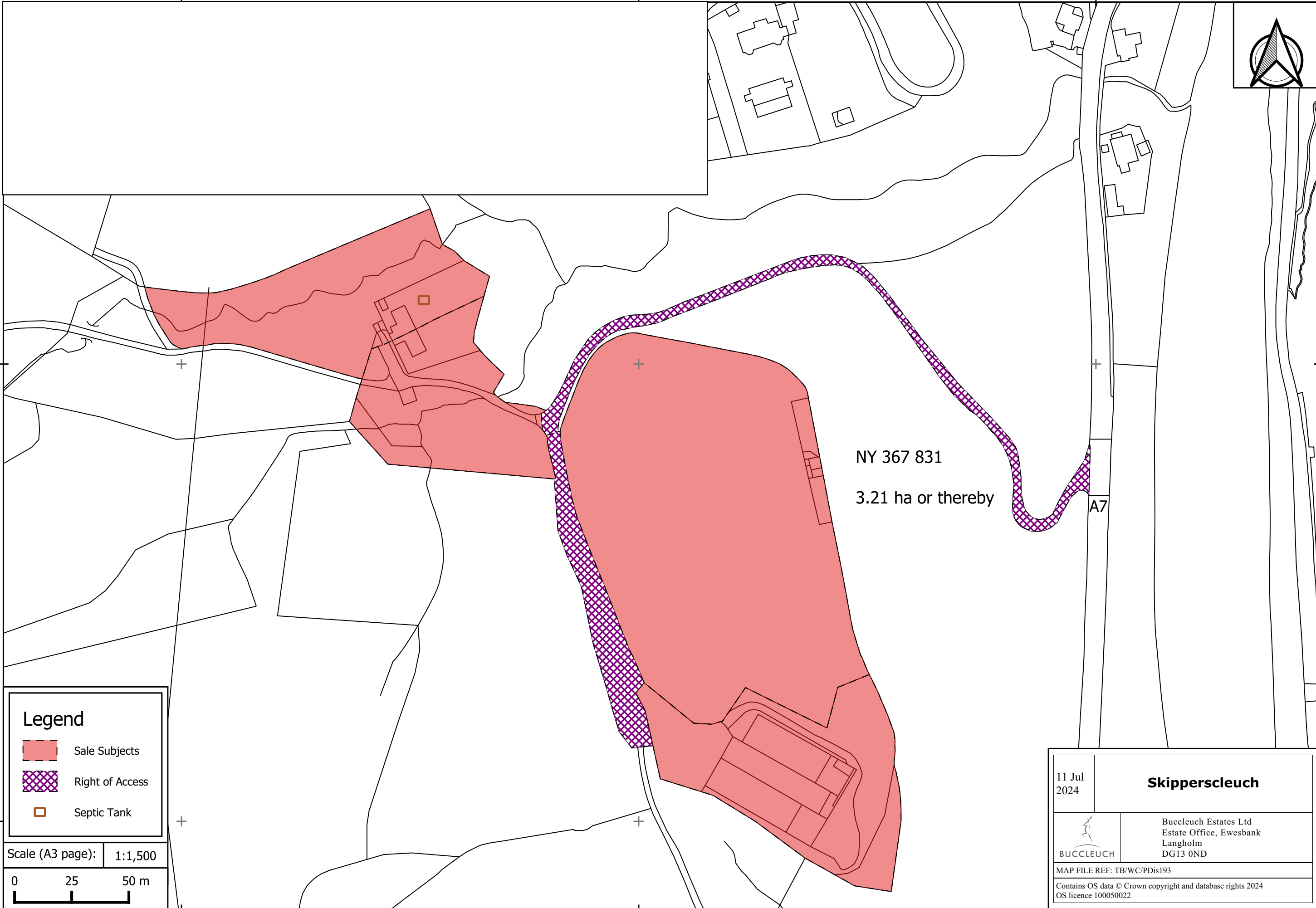
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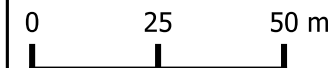
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**Legend**

-  Sale Subjects
-  Right of Access
-  Septic Tank

Scale (A3 page): 1:1,500



11 Jul 2024	<b>Skipperscleuch</b>
 BUCCLEUCH	Bucleuch Estates Ltd Estate Office, Ewesbank Langholm DG13 0ND
MAP FILE REF: TB/WC/PDis193	
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**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:** 1 and 2 Skipperscleuch is serviced by mains water, mains electricity, shared septic tank and oil central heating. The land is serviced by mains water.

**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](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: 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







Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

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