

Edwin
Thompson



LOCH ETTRICK

FOREST OF AE, DUMFRIES



FOR SALE LOCH ETTRICK

Forest of Ae, Dumfries

What3Words:///planting.golf.built

Loch Ettrick is a beautiful, tranquil Loch located in the heart of the Forest of Ae about 17km North of Dumfries.

The property consists of the Loch, surrounding wooded banks, the dam and the old boat house. There is a good vehicle track across the dam to the boat house and access on foot along the Loch shores. The boat house offers excellent potential for "off grid" recreational use and the property will make an ideal weekend retreat, conservation project or private fishing loch.

APPROXIMATELY 11.40 Hectares (28.2 Acres)

OFFERS ABOVE: £130,000

Offered exclusively for sale by Edwin Thompson



GENERAL DESCRIPTION

Loch Ettrick is a beautiful, tranquil Loch located in the heart of the Forest of Ae about 17km North of Dumfries.

The property consists of the Loch (7.3 hectares), a separate pond, surrounding wooded banks, the dam and the old boat house. There is a good vehicle track across the dam to the boat house and access along the Loch shores.

The boat house requires renovation but has excellent potential for "off grid" recreational use.

The Loch has been used as a stocked Trout Loch in the past and fish are still present.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession upon completion.

ACCESS

There is good and easy access via minor public roads from the A701 via Ae village to the East or from the A76, near Thornhill to the West.

METHOD OF SALE

The property is offered for sale by Private Treaty. Offers should be submitted to the vendor's agent, David Atkinson, Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW. The vendors reserve the right to fix a closing date for offers, change the method or sale or sell the property without notification. Therefore, prospective purchasers are advised to register their interest with the selling agents.

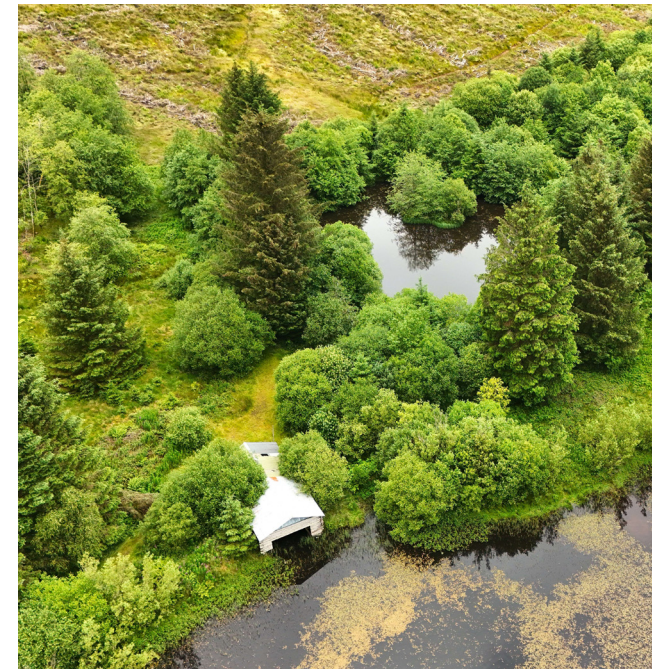
RIGHTS, EASEMENTS AND OUTGOINGS

The Loch provides a source of drinking water to several local properties and there is a requirement to maintain the dam and fixtures. The land is sold subject to and with the benefit of all rights of way, whether public or private and any existing or proposed wayleaves, easements, restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to have satisfied himself or herself on all such matters.

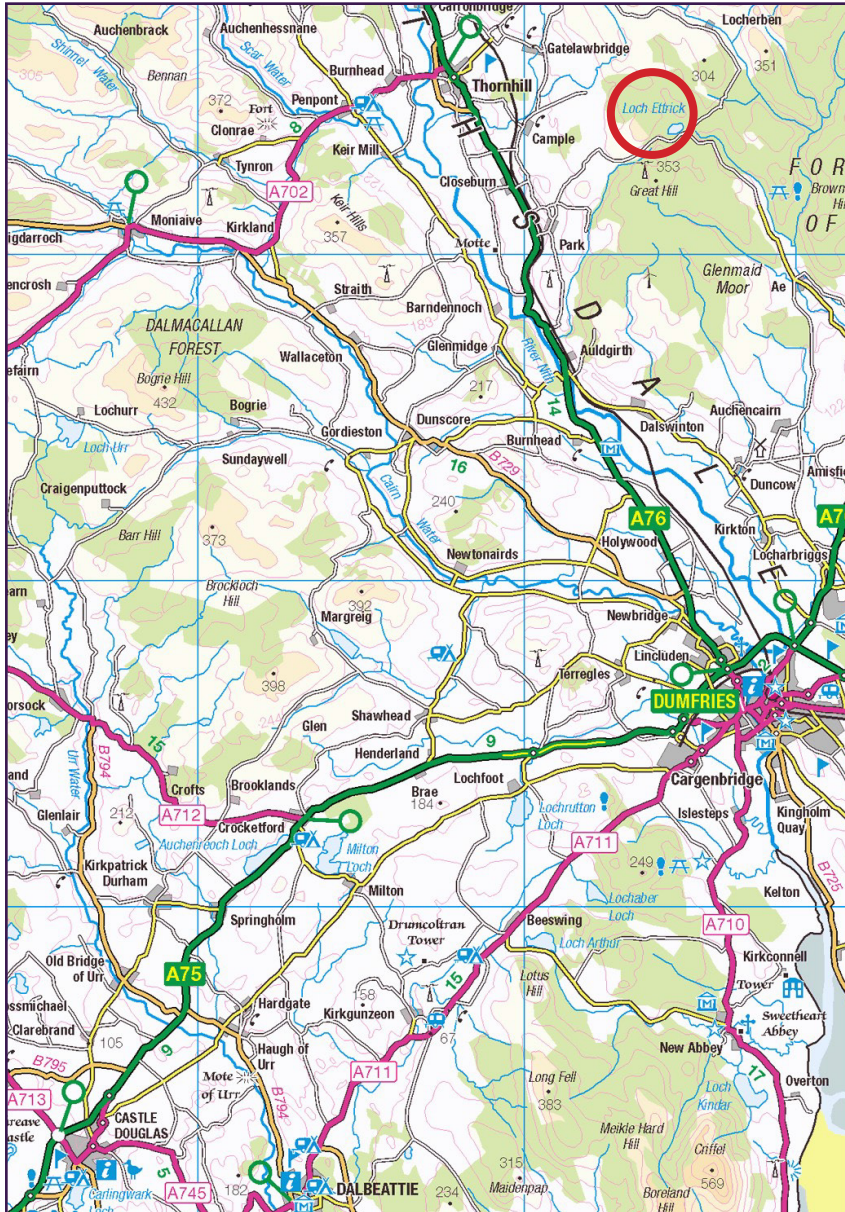
The property is subject to the access provisions as set out in the Land Reform (Scotland) Act 2003. The Scottish Outdoor Access Code sets out the rights and responsibilities of land managers and those exercising access rights and it should be noted that these extend to water bodies.

VIEWING

Strictly by appointment through Edwin Thompson.



Loch Ettrick, Forest of Ae, Dumfries



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