



Land at Townpark, Closeburn, Thornhill, DG3 5HH

Offers in Region of £495,000





## Land at Townpark, Closeburn, Thornhill, DG3 5HH

- 67.18 ac (27.18 ha) of land in a ring fence
- Roadside access
- Free draining
- Mains and natural water supplies

A useful block of free draining land amounting to 67.18 acres (27.18 hectares).

**Tenure:** Heritable (Scottish equivalent to Freehold) title



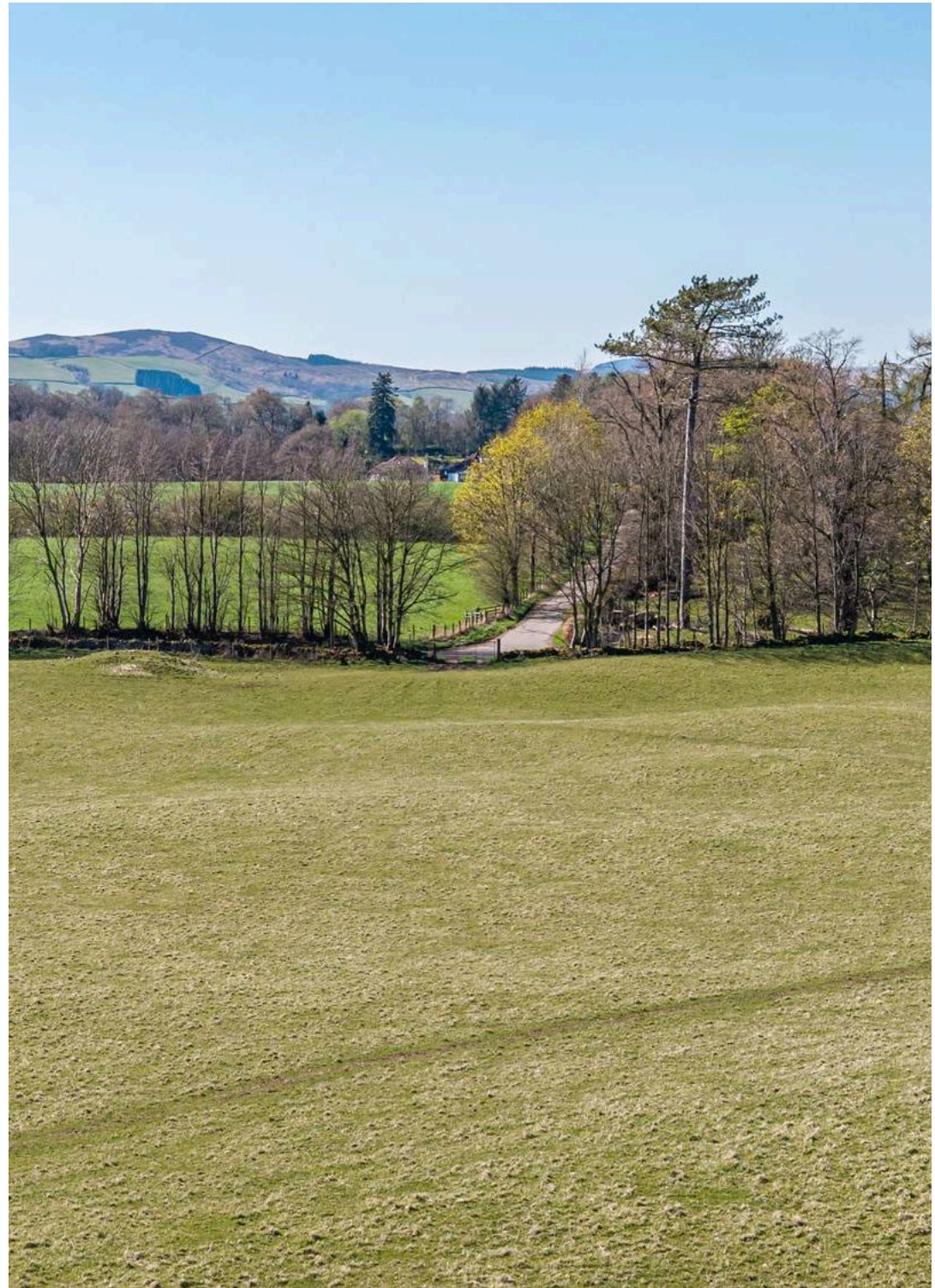


### **Land at Townpark, Closeburn, Thornhill, DG3 5HH**

67.18 acres (27.18 hectares) of free draining land with roadside access and mains and natural water supplies. Has been used for arable cropping in the past but is now in permanent pasture. The majority of the land is classified as 3.2 in the Land Capability for Agriculture 1:50k system. There is a pond (c. 0.46 acres) and a rough area (c. 6.19 acres), which may present some sporting potential or create a wildlife habitat.

Registered as five fields, as shown on the sale plan, but some fences have been removed and others are in poor condition.

**Selling Agents:** C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY

















## General Remarks & Stipulations

**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.

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

**Use:** The land may only be used for agricultural purposes. Any other use purpose will be by negotiation with the Vendor.

**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.

**Mines and Minerals:** All mines and mineral rights are included insofar as they are owned.

**Sporting rights:** All sporting and fishing rights are included insofar as they are owned.

**BPS:** The land is all registered with SGRPID. The vendors will retain the full payment for 2025.

**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.

**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://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/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



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. 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. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.