

# MIDTOWN

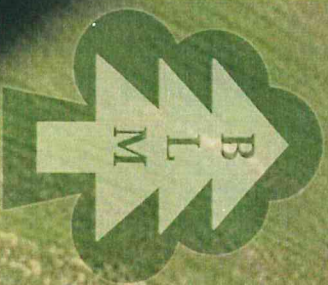
CUMMERTREES, ANNAN, DG12 5PX

BUTLER LAND MANAGEMENT LTD

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# MIDTOWN

## Cummertrees, Annan

The farm spans approximately 64.65 acres and is situated along the Solway Coast. It comprises of a stone-built cottage and a traditional steading. The property is approached over a private drive.

**OFFERS OVER £850,000**  
**Eight Hundred and Fifty Thousand Pounds**

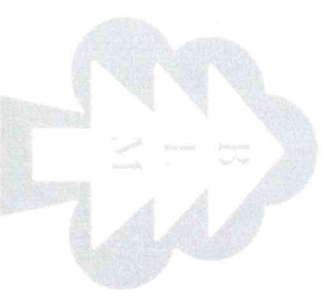
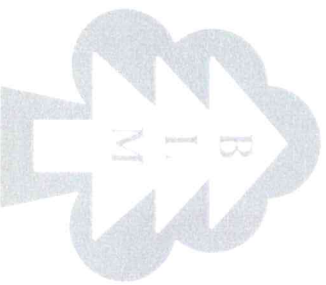


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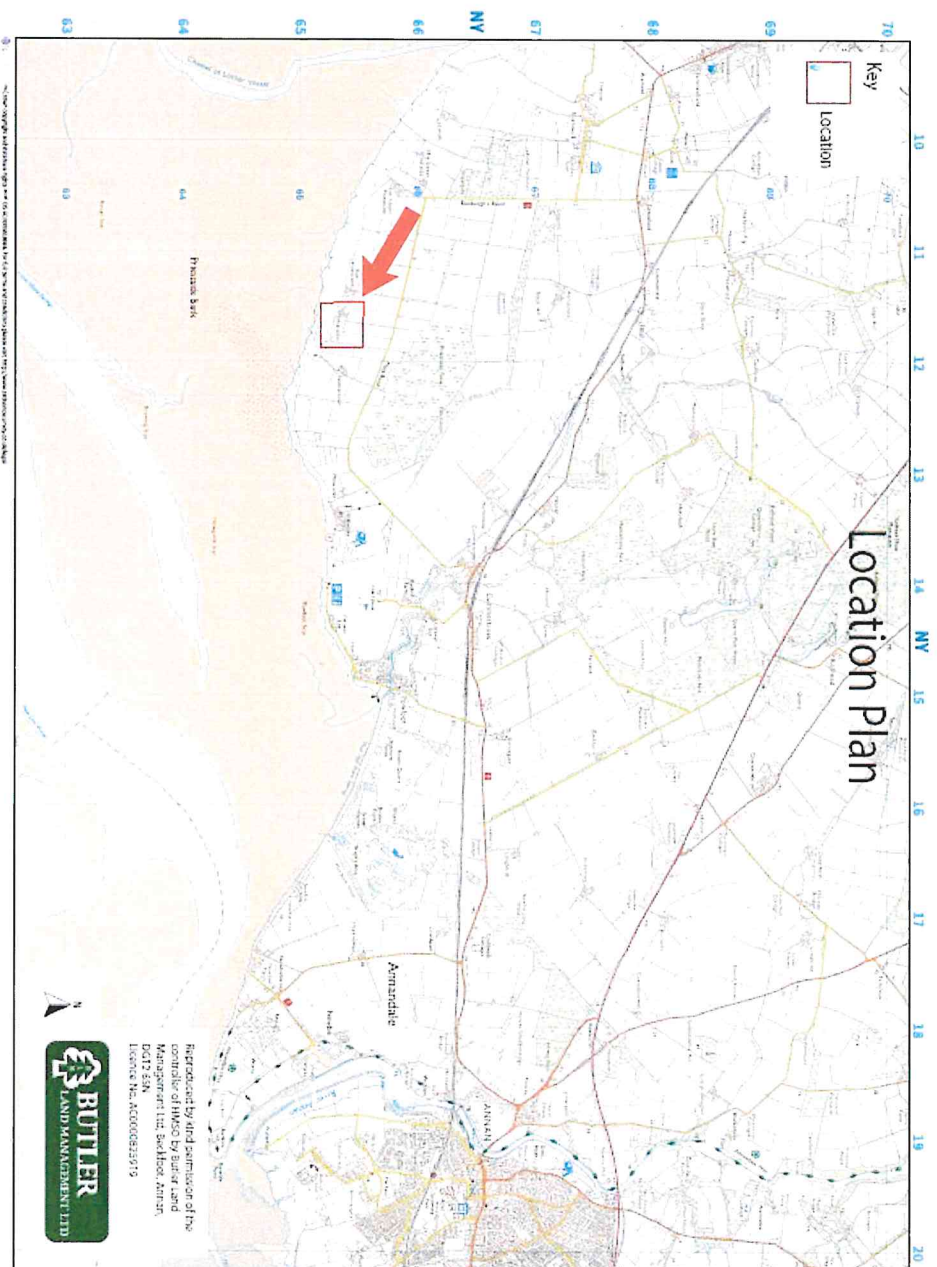


## Location

Midtown is situated approximately 6.3 miles from the town of Annan with nursery, primary and secondary schools, local shops, supermarkets and other local amenities.

Further afield lies the larger town of Dumfries approximately 12.1 miles away.

This location has excellent transport links with the A75 being approximately 4.6 miles away, and the M74 being approximately 15.2 miles away.





## Accommodation

The farmhouse is built of stone and slate with views over the Solway Firth. The house has central heating from the wood burning stove which also heats the radiators as well as oil fired central heating.

**Council Tax Band - C**

### *The accommodation consists of :*

#### Conservatory

- 5.44m x 3.5m

Living room/dining room with wood burning stove

- 6.95m (OM) x 4.45m

#### Utility room

- 2.66m x 2.32m

Bathroom with 3-piece set and heated towel rail

- 2.4m x 1.66m

#### Washing Machine Bay

- 1.3m x 1.44m

#### Kitchen

- 3.99m x 2.52m

#### Back Kitchen with Boiler

- 2.63m x 3.07m

#### Bedroom One

- 4.44m x 3.07m

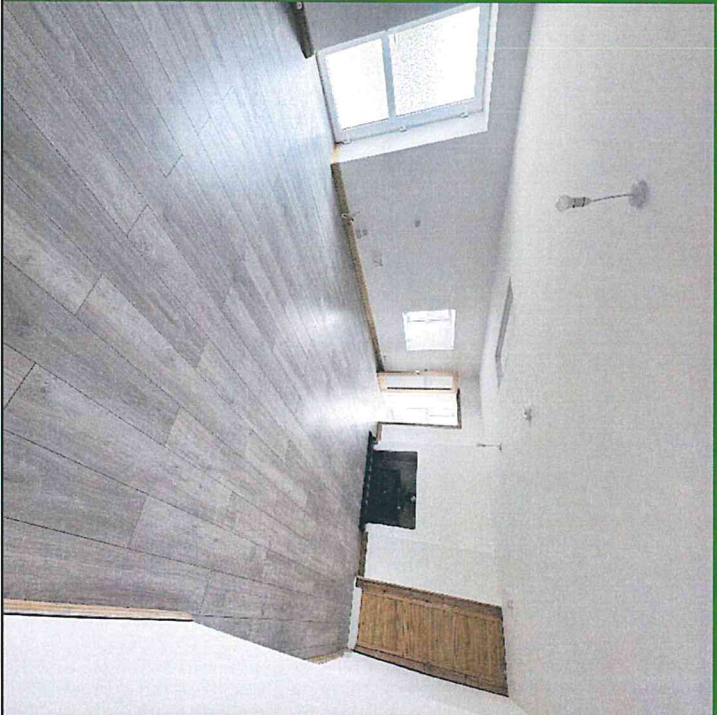
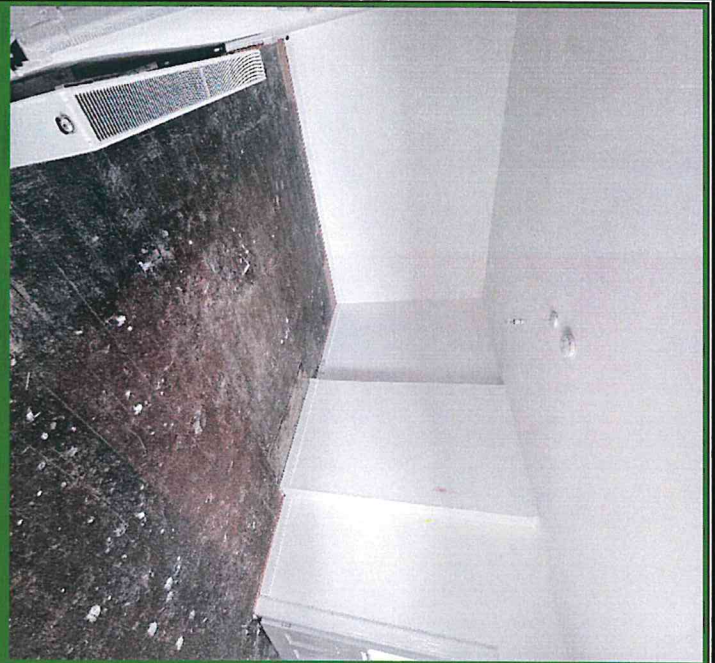
#### Leading to

#### Bedroom 2

- 4.45m x 2.54m









# Steading

*The steading of traditional buildings consists of:*

Small Garage stone and slate construction

- 5m x 2.74m

Former Byre stone and slate construction

- 5.8m x 4.75m

Loose Box stone and slate construction

- 5.64m x 4.75m

Loose Box corrugated iron and stone construction

- 3.3m x 3.62m

Car Port corrugated iron and stone construction

- 5m x 7.2m





Stone Barn with HUNT Bruiser and loader  
agar, Barley Bin (2.35m x 4.73m), Separate  
Cake Bin (5 tonne Capacity), Hot Water  
Immersion

- 9.4m x 4.7m

Small Lean to Implement Shed

Cattle Court

- 15.77m x 3.93m

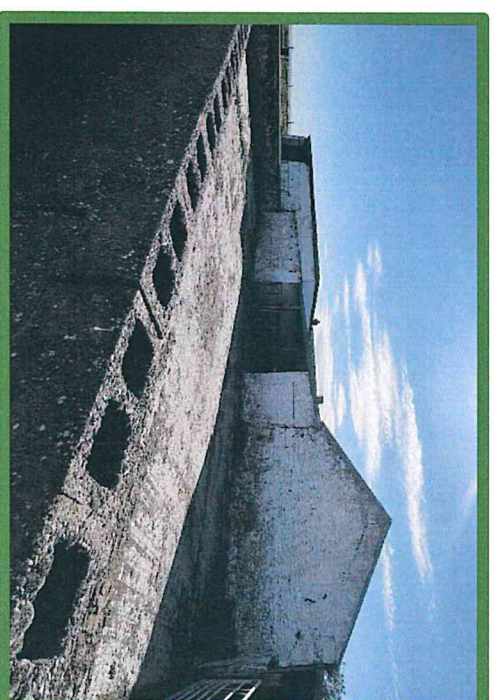
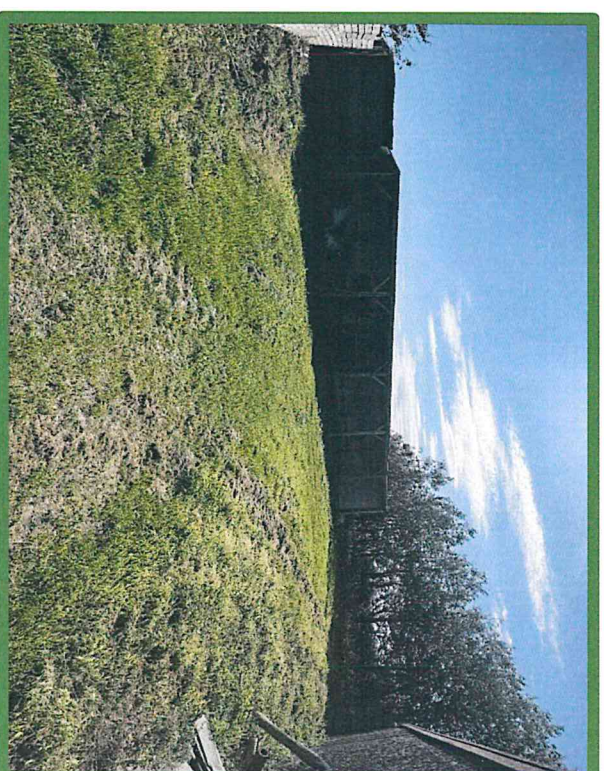
Cattle Court

- 13.93m x 4.05m

2 Outside Cattle Courts

Cattle Court with Feed Passage

- 6.8m x 5m





## Cart Shed with Oil Tank

- 16.4m x 2.45m

## Atscot Shed

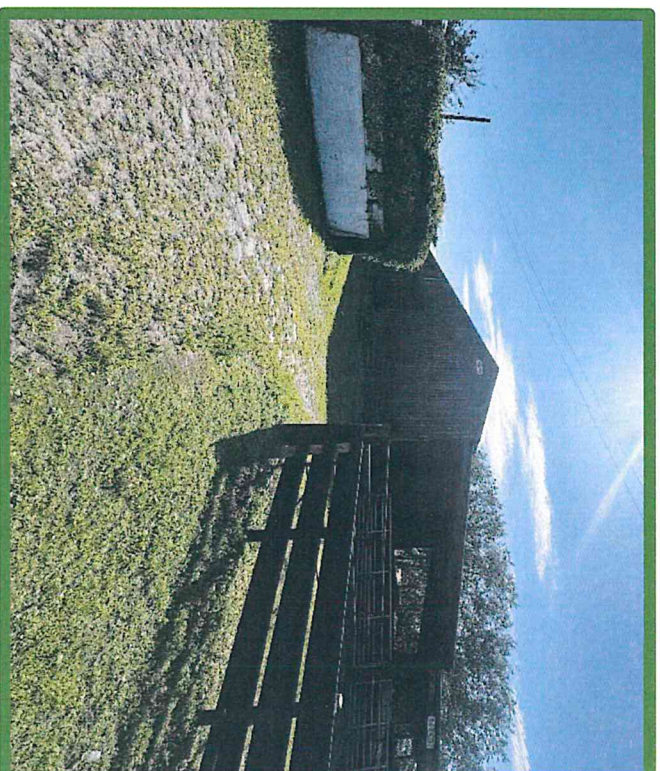
- 10m x 18.28m

## Atscot Shed Lean To

- 10m x 18.28m

## Bothy

- Living room with wood stove 3.97m x 3.7m
- Lean to Kitchen
- Outside Toilet WC

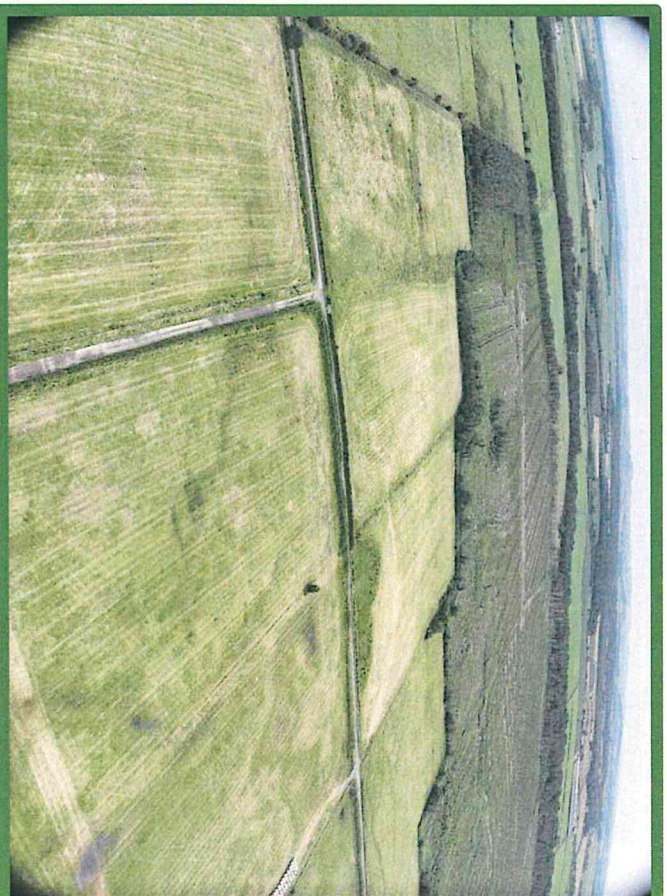




## Land

The land, although in one lot, is clearly defined to three distinct sections, the merse, the fields from the steading to the road, and the area north of the road.

The land is mainly classified by the Macaulay Institute for Soil Research, Aberdeen as 4.1. The land is suitable for enterprises based primarily on grassland with short arable breaks (e.g. barley, oats, forage crops). Land in this division is suited to rotations which although primarily grassland, include forage crops and cereals for stock feed. The land is strategically placed to take advantage of wildfowling and also grants for conservation on the merse.



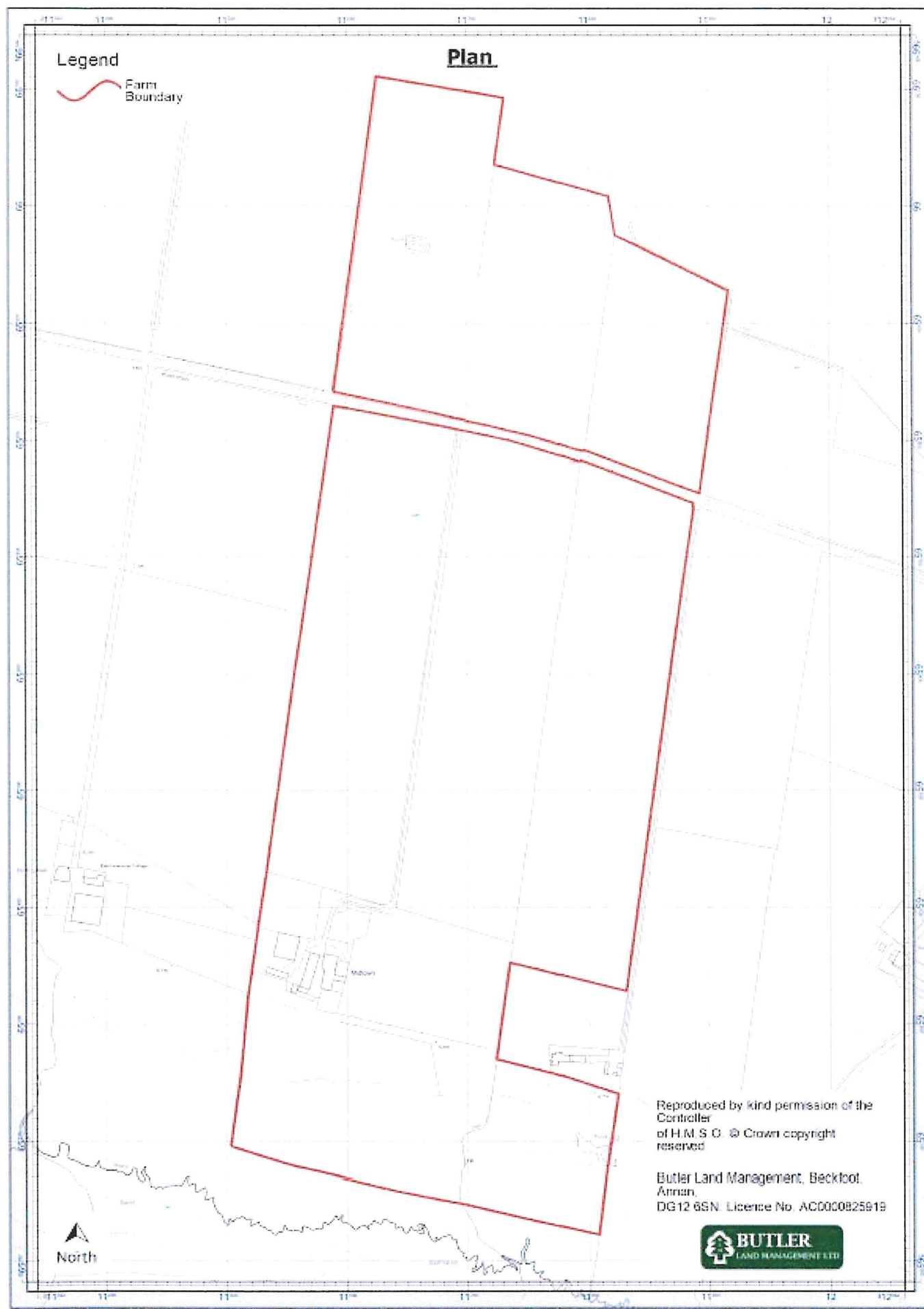


## Land Schedule

Map Identification	Land Parcel Identifier	Area (Ha)	Area (Ac)	Description
1	NY/11551/65399	0.23	0.57	Permanent Grassland
2	NY/11611/65615	4.26	10.53	Permanent Grassland
3	NY/11693/65213	4.20	10.38	Rough Grazing
4	NY/11693/65329	1.93	4.77	Permanent Grassland
5	NY/11693/65932	6.99	17.27	Permanent Grassland
6	NY/11766/65550	8.55	21.13	Permanent Grassland



# Plan





# **General Notes**

## **Services**

Water - *Mains*

Electric – *Mains*

Drainage – *Septic Tank*

Heating – *Both Oil & Wood Burning Stove*

## ***Wayleaves & Rights of Way***

The property is sold subject to all rights of way, Wayleaves and other burdens, etc., as at present existing.

## ***Viewing***

Strictly by arrangement with the Agents

## ***Entry***

Entry and vacant possession by arrangement

## ***Offers***

All offers in proper Scottish legal form should be lodged with the Agents. A closing date for offers may be fixed and therefore it would be MOST ADVISABLE for prospective purchasers 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.

## ***Deposit***

A deposit of 10% of the purchase price will be payable to the Agents within seven days of the acceptance of an offer, but, notwithstanding, the property will not pass from the seller to the purchaser until the balance of the price is paid in full.



***Interest***

Interest will be payable on the deposit and the balance of the purchase price from the dates on which they respectively become payable at a rate of 5% per annum above the base lending rate of the Royal Bank of Scotland until date of payment.

***Plan***

The attached plan is for identification purposes only and as such its accuracy is not guaranteed.

***Photographs***

The photographs used are for the purpose of illustration only to demonstrate the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property and it should not be assumed that the photographs are taken within the boundaries of the property or show what is included in the sale.

***Measurements***

All measurements, areas and distances mentioned in the particulars are approximate and are not precise, if such details are fundamental to a purchase, purchasers must rely on their own enquiries.

***Energy Performance Certificate***

A copy of the Energy Performance Certificate and the Energy Report for the property has been independently provided by STROMA. The Survey has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 and a copy of this Certificate, and the Report have been lodged on a National Register. A copy of the Certificate and report is available for inspection by interested parties at the office of Butler Land Management Ltd.

***Warranty***

Whilst the Vendor and his Agents have prepared these particulars with the utmost care they are not guaranteed and shall not form part of any contract of sale. Applicants must satisfy themselves as to the details of the property.

***Anti Money Laundering***

Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes.



***Note***

Due to the Requirements of Writing (Scotland) Act 1995 please note that these particulars do not constitute an offer or comprise part of any offer.

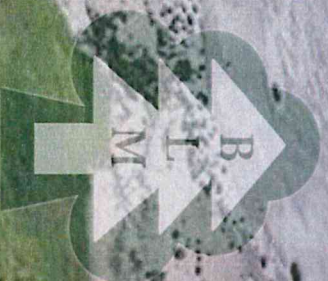
***Local Authority***

Dumfries and Galloway Council, Council HQ, English Street, Dumfries, DG1 2DD

***Vendors Solicitor***

Mrs. Frances Campbell, Cullen Kilshaw Solicitors and Estate Agents, 27 Bank Street, Annan, DG12 6AU





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