



CHIPKNOWE STEADING

## RURAL STEADING DEVELOPMENT OPPORTUNITY

CHIPKNOWE STEADING, LOCKERBIE,  
DUMFRIESSHIRE, DG11 2RR

- ◆ Range of traditional and modern agricultural buildings with development potential
- ◆ About 5.88 acres in total (2.38 hectares)

**Price region of £175,000**

For sale as a whole

Lockerbie 4 miles  
Dumfries 13 miles  
Edinburgh 71 miles

### Description

Chipknowe Steading is a rural smallholding, accessible from a small country road adjoining the B7076 which runs from Lockerbie in the south to Moffat in the north. Whilst only 4 miles north of Lockerbie, the land and buildings are set in a secluded position, affording privacy, amenity and development potential. The holding extends in total to about 5.88 acres in total (2.38 hectares) and includes a range of attractive traditional sandstone and modern agricultural buildings.

### General Remarks and Information

#### Viewing

Strictly by appointment with Savills. Given the potential hazards of any farm, we request you take care when viewing the property, especially around the land and buildings.

#### Directions

From the B7076 at Lockerbie, head north. Follow the road for approximately 3 miles. Turn right off the B7076 signposted Millhousebridge taking your second turning on the right signposted Sibaldie. Follow the road for approximately 0.5 miles. Chipknowe Farm is located down a narrow public road to the left. **Note:** Chipknowe Farmhouse is privately owned. The postcode is DG11 2RR.

**Savills Dumfries**  
28 Castle Street  
Dumfries DG1 1DG  
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**01387 263066**

[savills.co.uk](https://www.savills.co.uk)

**savills**





## Entry and Possession

Entry by arrangement.

## Offers

Offers on Crown Estate Scotland offer forms (available at Savills, 28 Castle Street, Dumfries, DG1 1DG) are to be submitted to the selling agents, Savills, 28 Castle Street, Dumfries, DG1 1DG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

## Solicitors

Anderson Strathern, 1 Rutland Court, Edinburgh, EH3 8EY T: 0131 2707700

## Basic Payment Scheme (BPS)

Whilst the land is eligible for BPS payments there are no BPS Entitlements available.

## Sporting Rights

The sporting rights are in hand.

## Mineral and Timbers Rights

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

## STIPULATIONS

### Purchase Price

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

## Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

## Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

## Overseas Purchasers

Any offer by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

## Generally

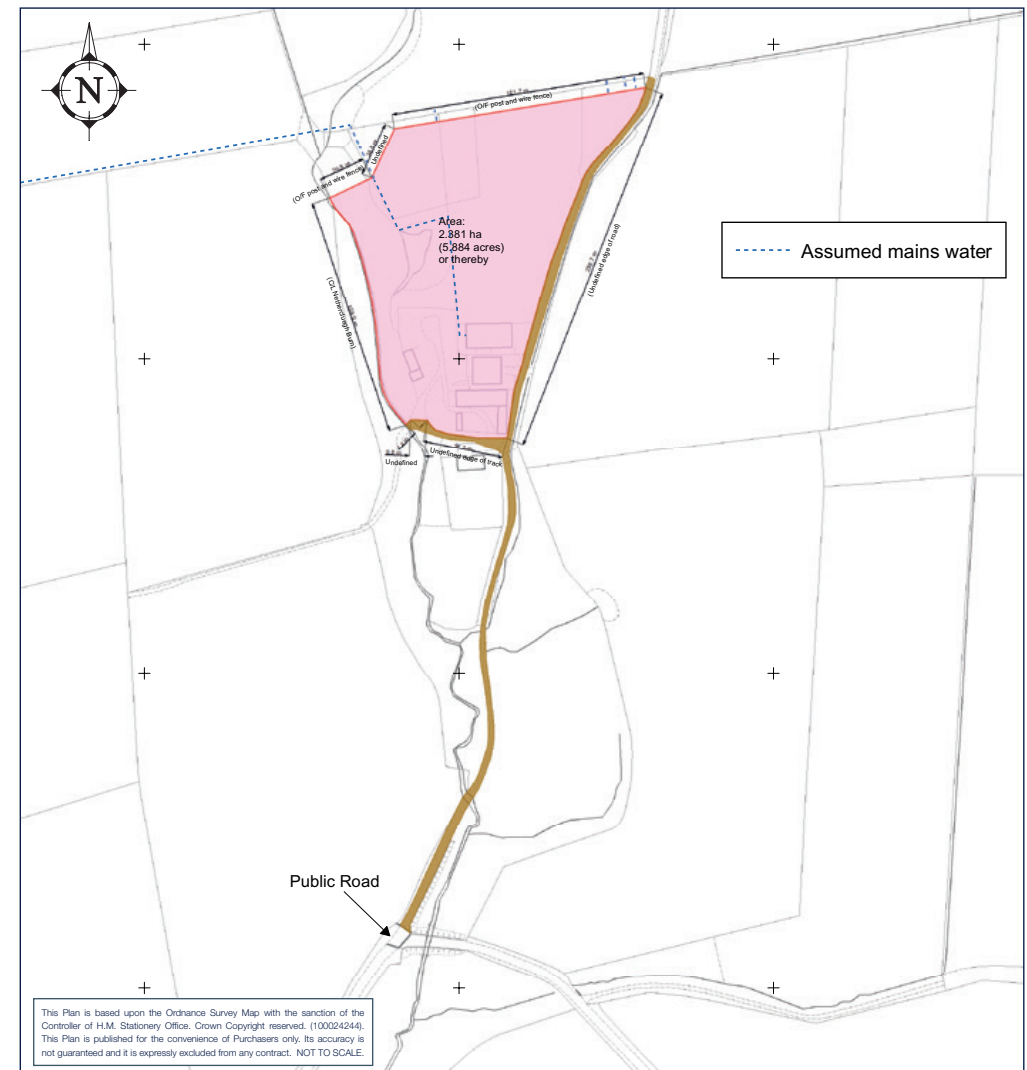
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

## Servitude Rights, Burdens, Wayleaves And Statutory Public And Other Access Rights

1. The property is sold subject to and with the benefit of all servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

2. There is a shared private access road which is excluded from the sale but a servitude right of vehicular and pedestrian access will be granted over this route with maintenance on a user basis.

3. There is a mains water supply.



**Important Notice** Savills, their clients and any joint agents give notice that: 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 part of any 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 and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 18/07/03 JM