A BLOCK OF GRAZING LAND WITHIN CLOSE PROXIMITY TO DUMFRIES

LAND AT CATHERINEFIELD, LOCHARBRIGGS, DUMFRIES, DUMFRIES AND GALLOWAY

About 52 acres in all

Dumfries 3 miles

Situation
The land at Catherinefield lies 3 miles to the north of the town of Dumfries, to the east of the A701 and on the edge of the area known as Locharbriggs, a semi-rural suburb of Dumfries.

Description
The land forms a single block of grazing land with access leading off Catherinefield Road. It is bound by the Lochar Water on all sides with a railway sleeper bridge over the water course providing access from the west of the land. Extending to about 52 acres in total, the farmland is restricted to grazing only and is generally flat with an altitude of 15 metres to 25 metres above sea level. It is classified by the James Hutton Institute as class 4(2). The land has LFA status. It is understood that the land was part of the land drainage scheme under the Land Drainage (Lochar Water) Improvement Order 1970. This scheme involved the diversion of water from the Lochar Water into the ‘New Cut’ burn which runs along the western boundary of the site.

General Remarks and Information
Viewing
Strictly by appointment with Savills.

Entry and possession
By agreement with the benefit of vacant possession.

Savills Dumfries
28 Castle Street
Dumfries DG1 1DG
dumfries@savills.com
01387 263066
savills.co.uk
Directions
From Dumfries bypass (A75) take the A701 towards Moffat through Lochcarbrigs. Catherinefield Road is the last turning on the right hand side as you leave the town. The first road on the left hand side provides access to the land (please note this is a stone track). An approximate postcode for the property is DG1 1RT.

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights
The property is sold subject to and with the benefit of all existing 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(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors’ examination of the title deeds.

The access road is owned by the neighbouring farm with vehicular and pedestrian rights in favour of the land.

Basic Payment Scheme (BPS)
For the avoidance of doubt, no BPS entitlement is included in this sale.

Environmental Designations
The land is identified by SEPA as being at flood risk from the Lochar Water. In addition, it falls within the Lower Nithsdale NVZ.

Sporting, Mineral and Timber Rights
The sporting rights are in hand. 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

Solicitors
Stronachs, 28 Albyn Place, Aberdeen AB10 1YL

Offers
Offers in Scottish Legal Form 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.

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(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

Lottage
It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

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

Apportionments
All outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.