

LAND AT HAUGH OF URR

Haugh of Urr, Castle Douglas, DG7 3LY



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

LAND AT HAUGH OF URR

Haugh of Urr, Castle Douglas, DG7 3LY

Castle Douglas 10 miles, Dumfries 27 miles, Carlisle 64 miles, Glasgow 104 miles

TWO BLOCKS OF AGRICULTURAL LAND WITH GOOD ROADSIDE ACCESS SITUATED ADJACENT TO THE VILLAGE OF HAUGH OF URR

- RING FENCED
- BASIC PAYMENT ENTITLEMENT
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS
- LOT 1: SOUTH OF HAUGH MILL – 6.4 ACRES (2.59 HECTARES)
- LOT 2: FIELD OPPOSITE VILLAGE HALL- 11.44 ACRES(4.63HA)

FOR SALE IN TWO LOTS

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
Princes Exchange
1 Earl Grey St
Edinburgh EH3 9EE
Tel: 0131 228 8111



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

The land at Haugh of Urr situated just on the edge of the village. At present the land is utilised for the grazing of livestock or mowing for silage. The land would lend itself to a variety of small scale agricultural or equestrian purposes. The land amounts to about 17.84 Acres (7.21Ha) land is registered with the AFRC-RPID with a sub location code. The land will be offered for sale with relevant region 1 Basic Payment Entitlements as per the 2023 SAF submission.

The area around the Haugh of Urr has the most attractive landscape, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within easy reach of the property and the area boasts numerous golf courses. Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74.

METHOD OF SALE

The land is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for the land are sought in excess of:

LOT 1: £70,000

LOT 2 £100,000:

VIEWING

By appointment with the sole selling agents:



Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

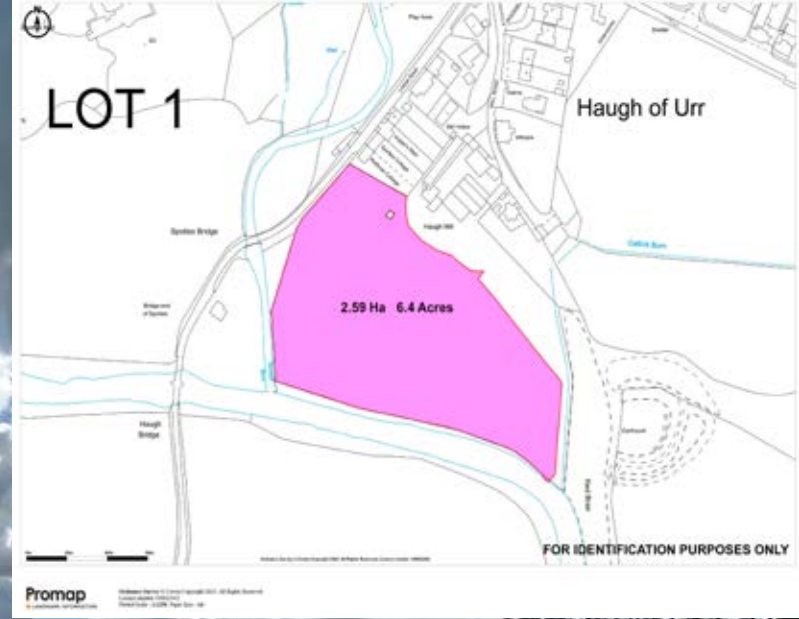
DESCRIPTION

Comprising of two field enclosure which will be sold separately as indicated on the sale plan which forms part of these particulars. **Lot 1** land extends to about 6.4 acres and has road frontage. **Lot 2** extends to 11.44 acres with access from the main Street of the village. The subjects lie within a ring fence and are at present all down to grass for grazing and or conservation. The land is currently utilised for agricultural purposes and farmed in conjunction with other lands owned by the sellers.

BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment region 1. We are advised that the vendors are active farmers (as currently defined under EU Regulation 1307/2013 and the Scottish Statutory Instrument 2014/58). We are further informed that the sellers completed an IACS/SAF submission 2023 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).







Promap
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IMPORTANT NOTE

For the avoidance of doubt the successful purchasers will be required to enter into an uplift agreement which will equate to an uplift in any value resulting from residential or commercial development within the subjects of sale. Further details of this clause can be obtained from the sellers solicitor.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor: **Mr Grierson Dunlop, Turcan Connell**, Princes Exchange, 1 Earl Grey St, Edinburgh EH3 9EE, for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION

Immediately upon completion.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared June 2024

