

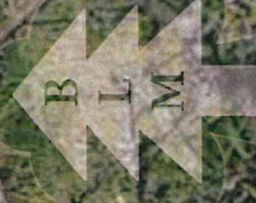
Land at Claygate

BUTLER LAND MANAGEMENT LTD

01461 201200

office@butlerlm.co.uk

butlerlm.co.uk



LAND AT CLAYGATE

Canonbie, DG14 0SB

This land comprises of two parcels situated outside Claygate Village.

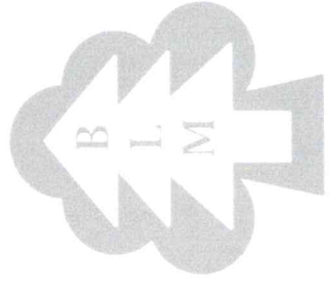
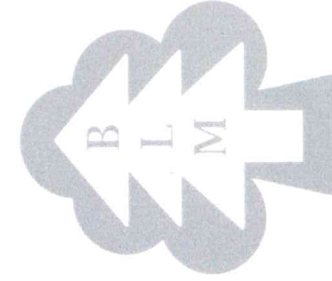
Offers over £10,000/ha (£4,047/acre)

BUTLER LAND MANAGEMENT LTD

01461 201200

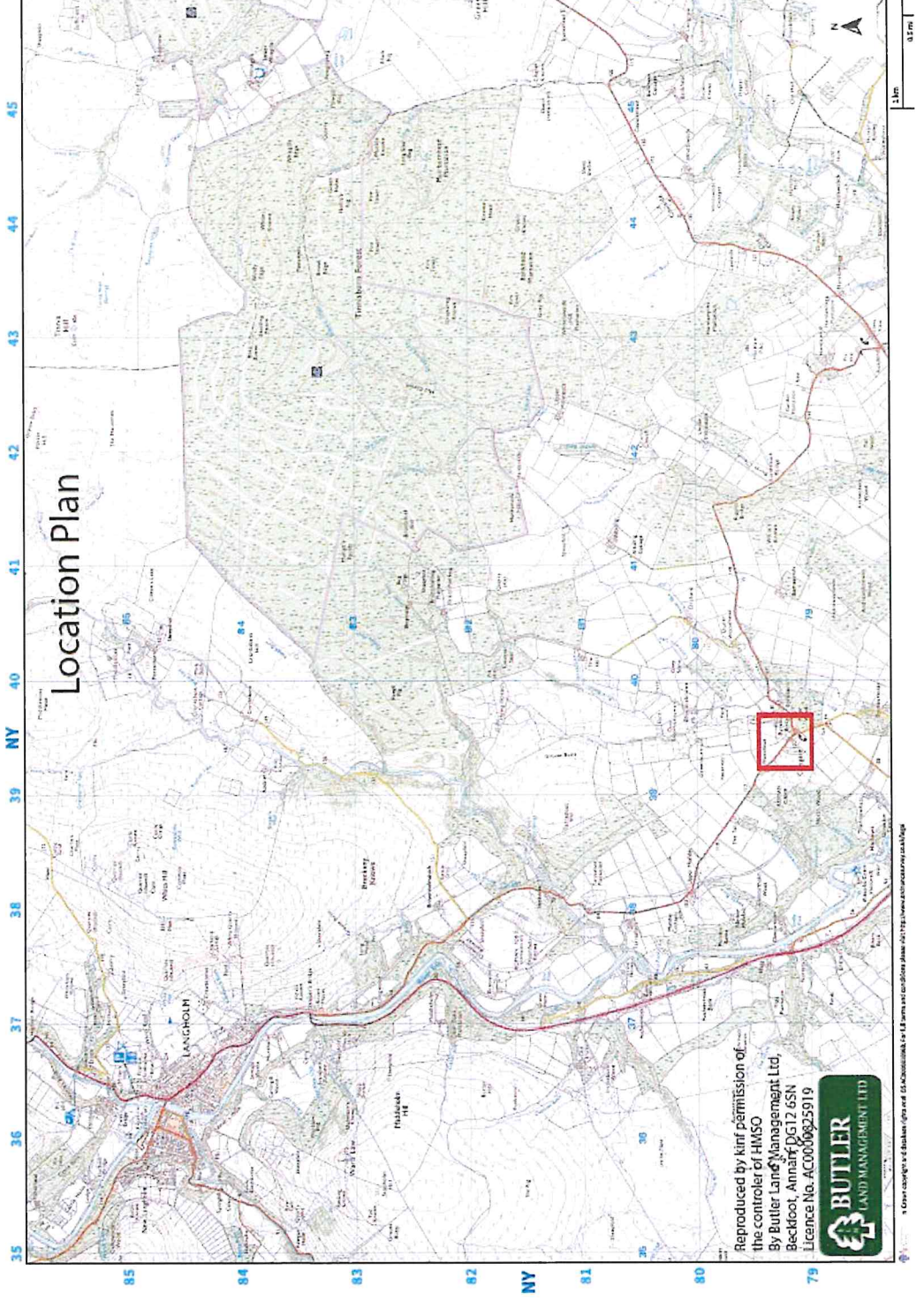
office@butlerlm.co.uk

butlerlm



Location

The land is located Just to the North of the Village of Claygate. Situated 4.4 miles away from the town of Langholm.



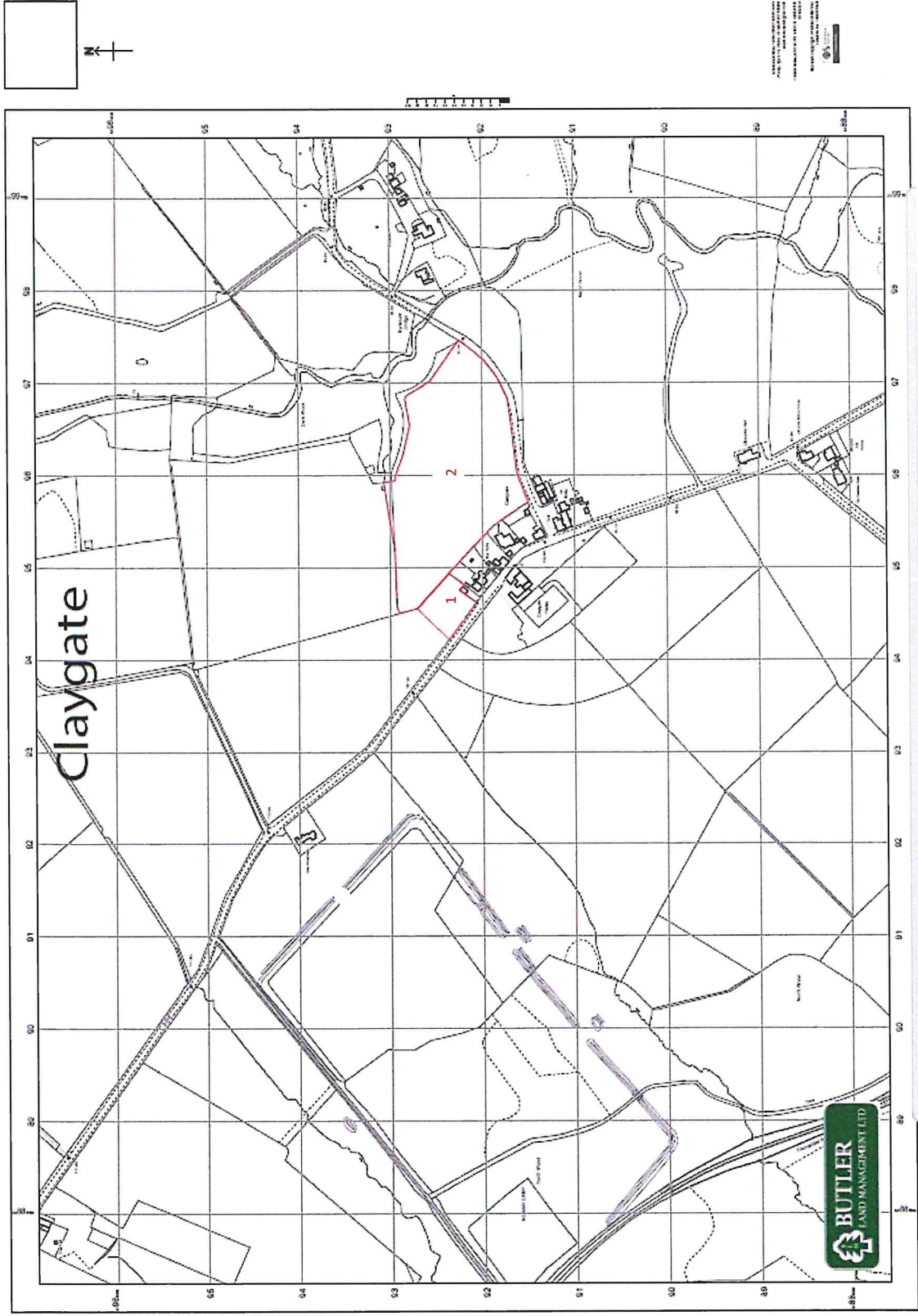
Description

Both land parcels are classified at 5₃ grade land on the Macaulay Land Capability for Agriculture Scale stating it is suitable as improved grassland with low stocking densities although sward establishment may be easy. Parcel one is 0.6acres, Parcel two is 5 acres. The land is accessed via the B6357 and B7201. There are stock proof fences surrounding both land parcels. The vehicular access is gained from the public road.

Schedule

Counter	LPID	Acres	Hectares
1	NY/39458/79239	0.6	0.24
2	NY/39598/79224	5	2

Plan



General Notes

Wayleaves, Rights of Way & Title Deeds

The property is sold subject to the terms of the title deeds thereof, 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.

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.

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.

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 Offices, English Street, Dumfries, DG1 2HR

Vendors Solicitor

Mr G Leith, Brodies LLP, 15 Atholl Crescent, Edinburgh, EH3 8HA

BUTLER LAND MANAGEMENT LTD

01461 201200

office@butlerlm.co.uk

butlerlm.co.uk