



C & D Property Services

Land and Estate Agents, Valuers and Surveyors

Part of Cumberland & Dumfriesshire Farmers' Mart PLC

Eaglesfield 2 miles, Waterbeck 3 miles, A74(M) 3 miles
(All distances approximate)

LAND AT SPRINGKELL, EAGLESFIELD, LOCKERBIE DUMFRIESSHIRE



112.83 acres (45.66 hectares) of Permanent Pasture situated amidst attractive wooded countryside with good access and conveniently located for the A74 (M) Motorway. The land is made up of seven enclosures and benefits from stock proof fencing and served by natural runners. No Single Farm Payment Entitlements are included in the sale. The land is situated about two miles east of Eaglesfield and three miles south of Waterbeck. The mineral and sporting rights over the area, insofar as they are owned by the Vendors, are included in the sale

**For Sale by Private Treaty in Four Lots
or as a Whole with vacant possession upon completion**

GUIDE PRICE: Offers Over £375,000

**i.e. Lot 1 Offers Over £55,000, Lot 2 Offers Over £50,000,
Lot 3 Offers Over £155,000 Lot 4 Offers Over £115,000**



17/19 High Street • Longtown • Carlisle • Cumbria • CA6 5UA

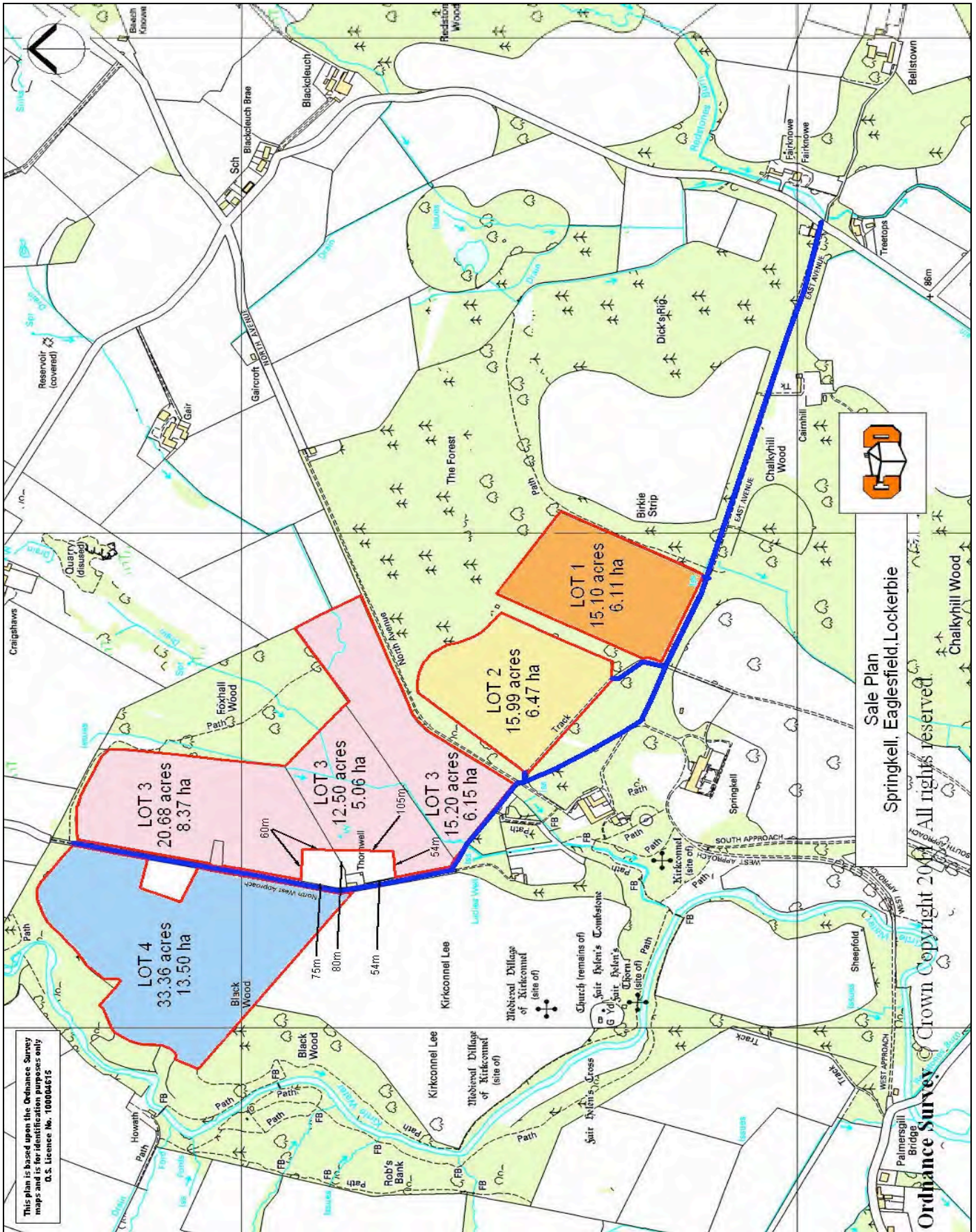
Tel: (01228) 792299 - Fax: (01228) 792284

website: www.cdproperty.co.uk - email: office@cdproperty.co.uk

SITUATION	The land is situated about two miles to the east of Eaglesfield and about 3 miles south of Waterbeck. Its position is shown arrowed on the attached Location Plan.
DESCRIPTION	The extent of the land is shown edged in red with Lot 1 coloured in orange, Lot 2 coloured in yellow, Lot 3 coloured in pink and Lot 4 coloured in blue on the attached Sale Plan and is made up of seven enclosures of permanent pasture. Good access is provided to all Lots via the 'East Avenue' which is seen coloured blue on the sale plan. Potential purchasers should note that some land is being retained within Lot 3 as shown on the plan. This land will be fenced off at the vendors expense with maintenance responsibility to be shared equally thereafter.
TENURE	Believed to be Freehold but to be confirmed by Solicitor.
WAYLEAVES, EASEMENTS AND RIGHTS OF WAY	The land is sold subject to and with the benefit of any reservations, wayleaves, rights of way, easements and other matters whether constituted in the title deeds or not. The Purchaser will be deemed to have satisfied him/herself as to the nature of such restrictions and are advised to contact the Vendors' Solicitor for further details.
MINERAL AND SPORTING RIGHTS	The mineral and sporting rights, insofar as they are owned by the Vendors, are included in the sale at no extra charge.
INGOINGS	None.
LAND STATUS	We believe the land is classified as LFA by SGRPID - Scottish Government (Rural Payments & Inspections Directorate)
SINGLE PAYMENT SCHEME	No Single Payment Scheme Entitlements are included in the sale.
POSSESSION	Vacant possession will be given upon completion.
LOCAL AUTHORITY AND SGRPID LOCAL OFFICE	Scottish Government (Rural Payments & Inspections Directorate), Government Buildings, 161 Brooms Road, Dumfries. Tel: (01387) 255292, Fax: (01387) 267116. Dumfries & Galloway Council, Council Buildings, English Street, Dumfries, DG1 3DD. Tel: (01387) 260000, Fax: (01387) 260034.
VENDORS' SOLICITOR	McJerrow & Stevenson, 55 High Street, Lockerbie, DG11 2JJ. Tel: 01576 202123 (Kay Bird dealing).
OFFERS	Offers for the property should be submitted in Scottish Legal Form to C & D Property Services, 17/19 High Street, Longtown, Carlisle, CA6 5UA.
VIEWING	Possession of these particulars allows viewing on foot during daylight hours.

Information on areas of enclosures taken from SGRPID digital plans.

<u>No. On Sale Plan</u>	<u>Description</u>	<u>Hectares</u>	<u>Acres</u>
Lot 1	Permanent Grass	6.11	15.10
Lot 2	Permanent Grass	6.47	15.99
Lot 3	Permanent Grass	19.58	48.38
Lot 4	Permanent Grass	13.50	33.36
Totals		<u>45.66</u> has	<u>112.83</u> acs



Important Notice

C & D Property Services for themselves and for the Vendors/Lessors of this property, give you notice that:-

1. The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
2. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid committing an offence under the Property Misdescriptions Act 1991. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
4. No person in the employment of C & D Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Property Services or the Vendors/Lessors of this property.

