



BRUCE MURRAY
LAND AGENCY

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PARTICULARS OF SALE OF:
LAND AT SPRINGFIELD, GRETNA
9.12acres (3.69hectares) for sale by Private Treaty
GUIDE PRICE: OFFERS OVER £100,000

FOR SALE BY PRIVATE TREATY AS A WHOLE

A useful block of accommodation land extending to approximately 9.12 acres (3.69 hectares) or thereabouts, with the benefit of a mains water supply.



Introduction / Location:

The land at Springfield lies in open countryside between Springfield and Gretna and represents a unique opportunity to buy a small parcel of good quality land in close proximity to the two hamlets. The land is accessed via a shared lane from the centre of Springfield. All the land is currently sown down to grassland and offers a useful, productive block of grazing in a good, well-connected location.

The land will be of interest to a wide range of prospective purchasers, including nearby and adjoining farmers, landowners, amenity, carbon offsetting or those parties seeking long term investment.

Method of Sale/Offers

The property will be offered for sale by private treaty. Offers for the property should be submitted in Scottish Legal Form to Bruce Murray Land Agency, Priorlea, Kirkcubright, Carlisle, CA6 6BQ. Those parties wishing to be informed of a Closing Date for offers should notify the Selling Agents of their interest as soon as possible, to ensure they are contacted. The Vendors and the Selling Agents do however reserve the right to sell privately without imposing a closing date, and do not bind themselves to accept the highest or any offer. The vendors also reserve the right to exclude any part of the property shown or generally amend the sales particulars.

General Description

The block of land lies near to Springfield and Gretna and extends to approximately 9.12 acres (3.69 hectares) or thereabouts. The land is in two separate adjoining field parcels and is sown down to permanent pasture. The land is bounded by the A74(M) on its southwestern boundary, and the Glasgow and Southwestern railway line on the Northern boundary.

The block is accessed via a shared track (Marked purple on the sale plan) from Springfield village. The entrance to the lane is opposite the Queens Head public house. Please note a bridge over the railway along the track has a restricted width. The maximum vehicle width able to use the bridge is 3.5 metres and the bridge has a 24-tonne weight limit.

The land is generally well fenced and benefits from a mains water supply.

The land is in good heart and growing a good sward of grass. The property lies approximately 110ft above sea level.

SCHEDULE OF FIELDS			
FIELD NO.	LPID	HA	ACRES
1	NY/32467/67887	2.52	6.23
2	NY/32608/67892	1.17	2.89
	TOTAL	3.69	9.12

Viewing

Prospective purchasers of the land may view, on foot only, at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion:

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. This is to take place within four weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion which is to take place within four weeks of exchange of contracts.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be deemed to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are unknown.

Basic Payment Scheme (BPS) / Entitlements

The land at Springfield does not benefit from any Basic Payment Entitlements and therefore none are included with the sale of the land.

The land is registered with SGRPID and will be transferred to the purchaser by a third-party agent for which a fee of £120.00+VAT will be charged to the purchaser.

Environmental Schemes

The land is not in any Environmental Stewardship or Agri-Environment Schemes

Sporting and Mineral Rights

The sporting and mineral rights are included in the sale only in so far as they are owned.

Purchaser Registration

As part of the Anti-Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements, or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. **The vendors reserve the right to sell the property without notice.**

Solicitors

If you require any information of a legal nature, please contact David Hall at:

Hall Bird Solicitors,
The Old Exchange,
Castle Douglas,
DG7 1TJ
Tel: 01556 502764 (David Hall acting)
Email: david@hallbaird.co.uk

Sale Agents

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