



LAND AT LOCKERBIE ROAD. HEATHHALL, DUMFRIES

BLOCK OF PRODUCTIVE MOWING & GRAZING LAND

Dumfries 2 miles ■ Carlisle 33 miles ■ Lockerbie 10 miles
Castle Douglas 21 miles

About 28.27 acres (11.44 hectares)

FOR SALE AS A WHOLE

- Offers over £125,000
- Ring fenced block of Grade 5.1 & 5.2 grassland
- Area of woodland grazing and pond
- Access direct from the A709
- Potential for woodland creation and natural capital schemes (subject to consents/approvals)

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

The land is situated adjacent to the A709 Dumfries to Lockerbie Road, approximately 1 mile West of Torthorwald village. It benefits from a bell mouth roadside access and good lines of visibility.

DESCRIPTION

The land, extending to about 28.27 acres (11.44 hectares), offers an attractive ring-fenced block of mowing & grazing land, which is a mixture of grade 5(1) & 5(2) according to the James Hutton Institute. The land consists of three parcels and benefits from an area of woodland grazing and a small pond, which has biodiversity and sporting potential. The fields are serviced by mains water.

The land is low lying and sits adjacent to the Lochar Water. The owner is eligible to a member of the Lochar Water Improvement Trust, which looks after drainage for the benefit of all the neighbouring landowners. Membership is in the region of £50 per year. The Lochar Water has been identified by SEPA as being prone to flooding (with a 10% chance of flooding each year).

The land can be classified as follows:

Field	LPID	Ac	Ha	BPS Eligible (Ha)
1	NY/01135/78688	7.12	2.88	2.88
2	NY/01376/78464	9.17	3.71	3.47
3	NY/01626/77946	11.98	4.85	4.84
Total		28.27	11.44	11.19

METHOD OF SALE

Land at Lockerie Road Farm is offered for sale as a whole.

All the land is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The Land at Lockerbie Road is included within a Nitrate Vulnerable Zone (Lower Nithsdale)

BASIC PAYMENT SCHEME (BPS) 2025

The Basic Payment Scheme entitlements are available for the land by separate negotiation.

LESS-FAVoured AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less Favoured Area (Category D).

LOCAL AUTHORITY

Dumfries & Galloway Council, Council Headquarters, English Street, Dumfries, DG1 2DD Tel: 030 33 33 3000

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

161 Brooms Road, Dumfries, DG1 3ES Tel: 0300 244 5888

MINERALS

All mineral rights are included in so far as they are owned by the seller.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

Land at Lockerbie Road is situated adjacent to the A709 Dumfries to Lockerbie road. Leaving Dumfries, heading towards Torthorwald, access is on the left, approximately 300m after the roundabout to Catherinefield Road / Johnstone tractors.

Approaching from Torthorwald, continue towards Dumfries and access is on the right approximately 700m after the turn to Rouchan Loch Crematorium (just over the bridge).

What3wordsS

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SOLICITORS

Adam McCaig
Hunter & Murray
25 Lewis Street
Stranraer
DG9 7LA
Tel: 01776 702581

VIEWING

Is strictly by appointment, please contact the selling agent prior to undertaking a viewing.



POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

MORTGAGE FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only

and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Alistair Christie in confidence on 07500 794201 Email alistair.christie@galbraithgroup.com

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in October 2024

