



Lot 2 - Land off Mid Upper Priestside, Cummertrees, DG12 5PX

Offers Over £125,000

**C&D Rural**



## Lot 2 - Land off Mid Upper Priestside, Cummertrees

- 22.28 ac (9.02 ha) in a ring fence
- In good heart and sown to grass
- Roadside access and Well fenced

A cracking opportunity to purchase a productive block of 22.28 ac (9.02 ha) of land in a ring fence with roadside access.

**Tenure:** Heritable Title (Scottish version of Freehold)





**Lot 2 - Land off Mid Upper Priestside,  
Cummertrees, Annan, DG12 5PX**

**Land**

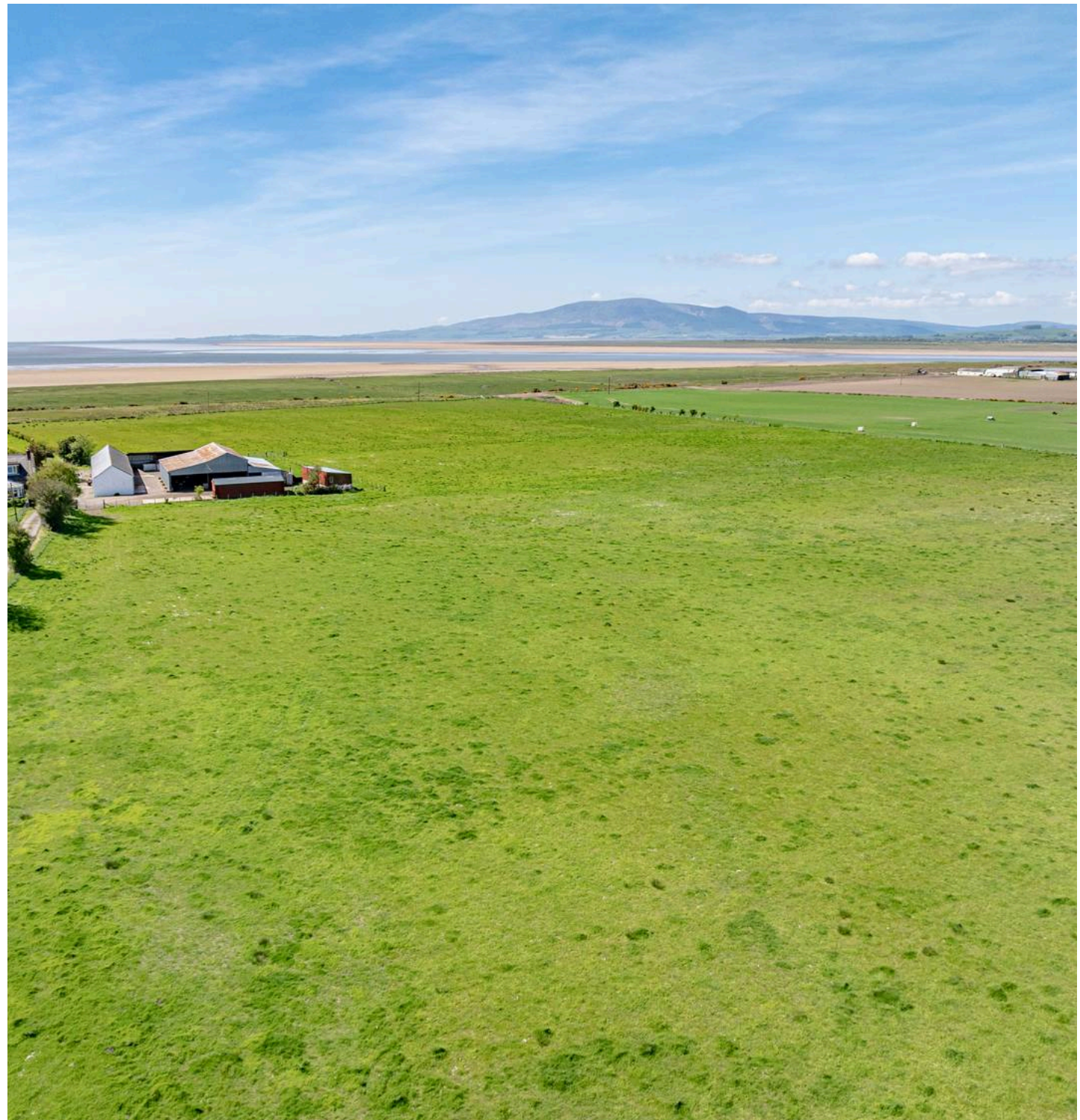
A cracking opportunity to purchase a productive block of 22.28 ac (9.02 ha) of land in a ring fence with roadside access. It is sown to grass, is in good heart and is well fenced.

The land is registered with SGRPI.

**Location**

The land sits in open countryside between the villages of Cummertrees and Ruthwell.

**What 3 Words:** ///define.crypt.still









## Lot 2 - Land at Mid Upper Priestsidge Sale Plan

# C&D Rural





## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





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