



Upper Mumbie, Canonbie, Dumfriesshire, DG14 0SF

Offers Over £125,000

C&D Rural

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- Three good sized agricultural sheds, with a mixture of loose cattle housing and general purpose storage
- Potential for development subject to the necessary consents
- Serviced by mains water and electric supply
- Generally well-fenced throughout
- 12.41 acre (4.91 Ha) of livestock grazing divided into three fields

A well equipped steading consisting of three agricultural sheds offering a mixture of cattle housing and general purpose storage with land extending to 4.91 Hectares (12.41 Acres)

Tenure: Heritable Title (Scottish version of Freehold)



A well equipped steading comprising of three agricultural sheds offering a mixture of cattle housing and general purpose storage. The steading is located centrally to the 4.91 Hectares (12.41 acres) of grazing land also included within the sale. The land and buildings are located on the periphery of the hamlet of Claygate and are accessed directly off the public highway.

The sheds and land are offered for sale as a whole at a price of Offers Over £125,000.

The land is classified as Grade 4.2 on the Land Capability for Agriculture 1:50K (Scotland) map, it is all sown down to permanent pasture and benefits from a natural water supply. The land is stockproof, and generally well fenced throughout.

The steading enjoys a rural yet accessible situation with the A7 located only a short distance away. The holding is accessed directly from the public highway with a private access track bisecting the two land parcels.

The track is used by third parties for all purposes including forestry. The seller will also be retaining an unrestricted right of access over part of the track, with any maintenance being shared in accordance with use.

What3words: ///opposing.ducks.newspaper

Situation

The sheds and land are located on the outskirts of Claygate with access from the B6318. Claygate lies between the rural village of Canonbie and the town of Langholm. The two provide a variety of independent retailers, cafés, pubs, hotels, restaurants, butchers and bakers as well as Langholm golf course and both primary and secondary schools. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.







Upper Mumbie



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.

Access: The property is accessed directly off the public road and the private track included in the sale area. The track is used by third parties for all purposes, including forestry. The seller will also be reserving an unrestricted right of access over part of the track.

BPS: The land is registered with SGRPID no entitlements are included in the sale.

Mines & Minerals: The seller does not intend to sell the mineral rights.

Sporting Rights: All sporting and fishing rights are included.

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. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @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.

Purchase Price: Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not).

Disputes: Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Financial Reference: Any offer by a purchaser(s) which is to be supported by a loan agreement must be accompanied by supporting documents for the satisfaction of the seller.

Overseas Purchasers: Any offer by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

Lotting: It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally: Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.



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Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.