



# MEIKLE RICHORN

Meikle Richorn, Dalbeattie, DG5 4QT

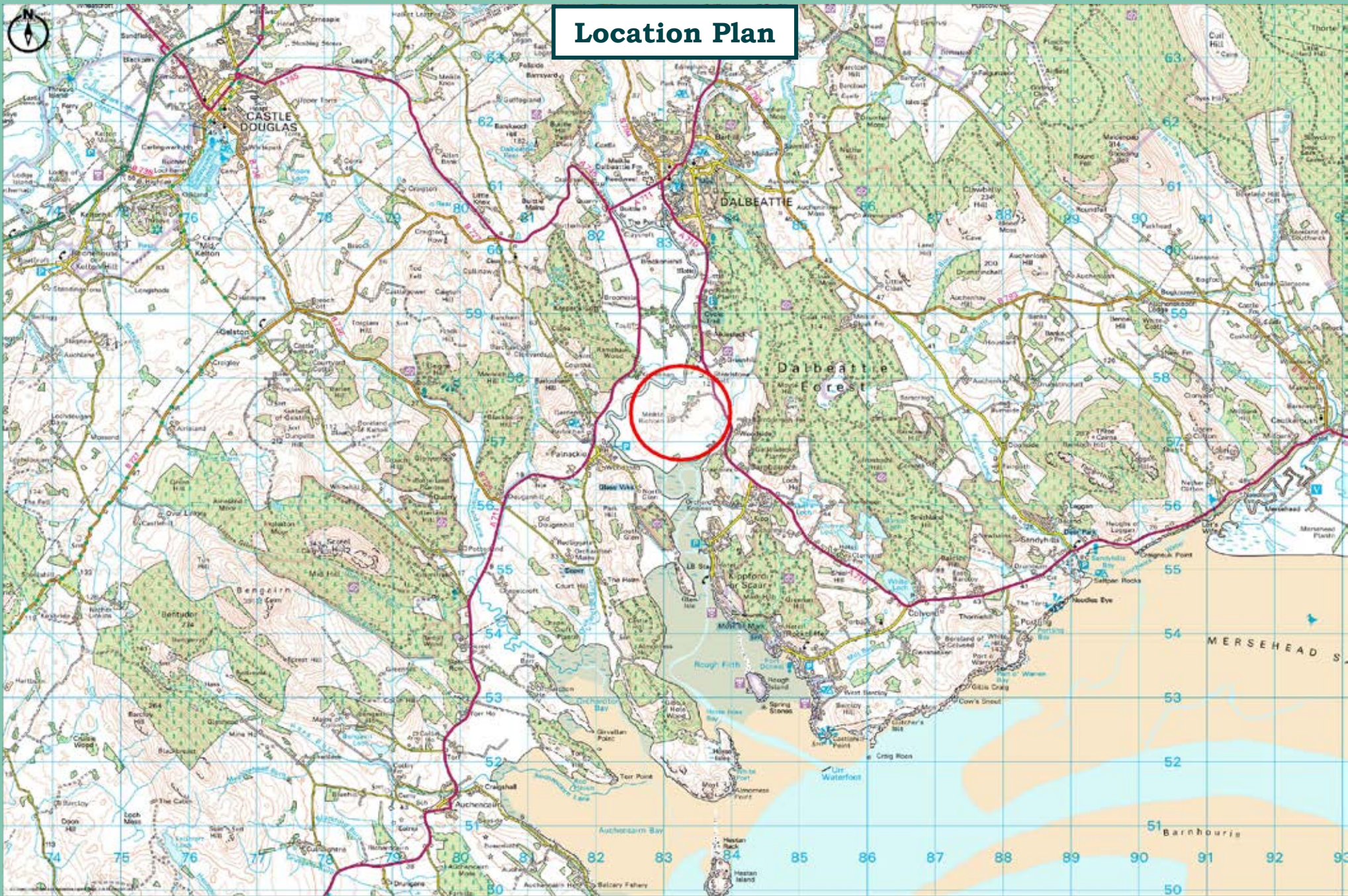


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan





# MEIKLE RICHORN

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## A BLOCK OF AGRICULTURAL LAND BENEFITTING FROM TWO MODERN AGRICULTURAL SHEDS LOCATED IN A COASTAL LOCATION

- RING FENCED GRAZING AND MOWING LAND
- TWO MODERN AGRICULTURAL PORTAL SHEDS
- INCLUDES SMALL AMENITY WOODLAND PLANTING
- SUITABLE FOR ANY AGRICULTURAL PURPOSES
- BASIC PAYMENT ENTITLEMENTS
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS

IN ALL ABOUT 229.08 ACRES (92.71 HA)

FOR SALE PRIVATELY

### VENDORS SOLICITORS

Turcan Connell  
Princes Exchange  
1 Earl Grey Street  
Edinburgh  
EH3 9EE  
Tel: 0131 228 8111



### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)









## INTRODUCTION

The land at Meikle Richorn is situated off the A710 about 3 miles from the town of Dalbeattie on the periphery of the village of Kippford. At present the land is utilised for the grazing of livestock or mowing for silage the land would lend itself to a variety of agricultural purposes. The land amounts to about 229.08 acres (92.71 hectares) and is registered with the AFRC-RPID with a main location code of 502/0072.

In addition, the land benefits from two modern agricultural portal sheds and hard standing yard. These are accessed via a farm track and have been used for agricultural purposes.

The area around Meikle Richorn has the most attractive landscape which provides a vast range of opportunities for the outdoor enthusiast, to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within easy reach of the property and the area boasts numerous golf courses. Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74.

## METHOD OF SALE

The land is offered for sale by private treaty as a whole.

## GUIDE PRICE

Offers for the land are sought **in excess of £950,000**

## VIEWING

By appointment with the sole selling agents:



**Threave Rural**  
**Ring No' 3**  
**New Market Street**  
**Castle Douglas**  
**DG7 1HY**  
**Tel: 01556 453453**  
**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**

## DIRECTIONS

As indicated on the location plan which forms part of these particulars.

## DESCRIPTION

Comprising of 28 field enclosures the grazing land amounts to about 229.08 acres (92.71 hectares), areas of amenity woodland and new planting which has been undertaken with the aid of a Rural Priorities Scheme. In addition to the land is 17.81 acres of merse land which the occupier grazes but does not own. For the avoidance of doubt, this does not feature on the property's title.

The subjects lie within a ring fence and are at present all down to grass for grazing and or conservation. The land is currently utilised for agricultural purposes, is fertile and lies mainly within yield class 4 of the Macaulay Land Capability Scale as produced by the James Hutton Institute. In the main, the field enclosures are well fenced and watered.

Within enclosure 20 are situated two steel portal sheds, one with an overhang, both having Yorkshire board cladding and concrete panel walls. Adjacent to them are two feed bins.















#### **MATTERS OF TITLE**

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor: **Turcan Connell**, for a definitive list of burdens subject to which the property is sold.

#### **MINERAL & SPORTING RIGHTS**

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

#### **ENTRY & VACANT POSSESSION**

Immediately upon completion.

#### **OFFERS (Closing Date)**

Offers must be submitted in proper Scottish legal terms to **Threave Rural, Ring No' 3, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

#### **GENERALLY**

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

#### **IMPORTANT NOTICE**

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

***Particulars prepared September 2024***







Field Number	Area (Ha)	Land Code
1	1.79	PGRS
2	0.52	NEW TREES
3	0.11	PGRS
4	5.65	PGRS
5	7.89	PGRS
6	5.51	PGRS
7	0.07	PGRS
8	0.14	PGRS
9	4.57	PGRS
10	0.89	PGRS
11	0.96	PGRS
12	6.99	PGRS
13	0.24	PGRS
14	0.34	NEW TREES
15	0.14	NEW TREES
16	1.08	NEW TREES
17	0.78	WOODLAND
18	5.37	PGRS
19	9.75	PGRS
20	8.26	PGRS
21	1.75	PGRS
22	0.52	NEW TREES
X	1.63	PGRS/ NEW TREES(0.23HA)
	9.56	PGRS
	0.50	PGRS
	10.99	PGRS
	0.25	HEDGEROW
	6.46	PGRS
<b>Total: 92.71 Ha (229.08 Acres)</b>		

**PLEASE NOTE:** In addition to the advertised acreage and schedule and marked on the sale plan is an area of merse extending to about 17.81 acres which is grazed but not owned. This is tidal merse and classified as region 2.

**Disclaimer**

While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about **92.71 Ha (229.08 Acres)** is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by inspection of the farm and examination of the titles.

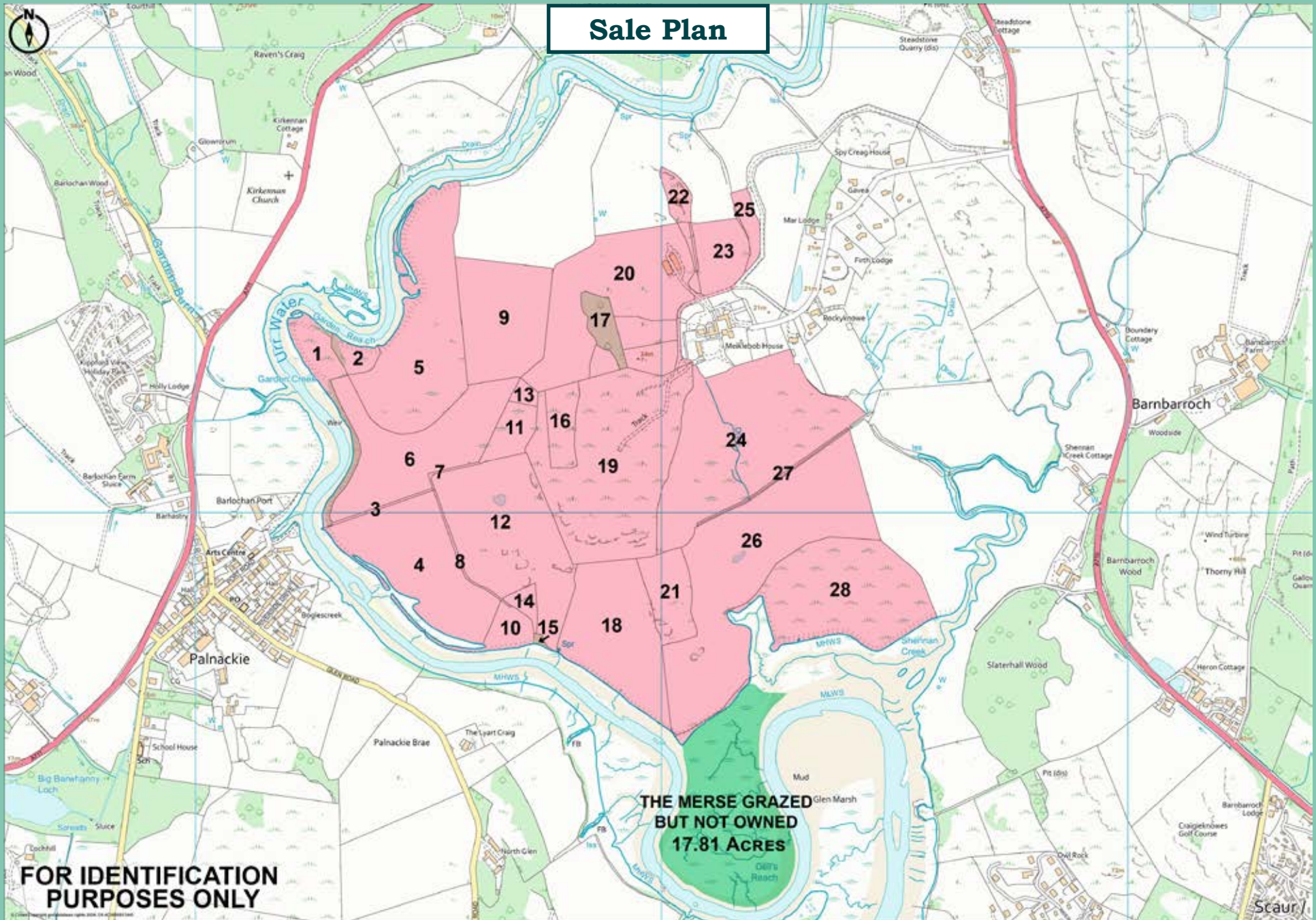
**BPS Entitlement on Eligible Land Claimed 2024**

Region 1 – 90 units (Indicative Value 2024 **€160.66** (Euros))

Greening payment and LFASS claimed at current rates



# Sale Plan



**FOR IDENTIFICATION  
PURPOSES ONLY**



