



Seaview Farm, Port William, Newton Stewart, DG8 9QH

Offers Over £175,000



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- Around 43.21 acres (17.49 ha) of land and buildings.
- Productive grazing and mowing land.
- Former dairy farm.
- A range of derelict farm buildings.
- Far reaching sea views.
- Ring fenced.

Tenure: Heritable Title



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Guide Price

Offers Over £175,000 for the Whole.

Description

Selling on behalf of the Accountant in Bankruptcy, a productive block of land in a ring fence amounting to around 43.21 acres (17.49 ha), including a range of derelict farm buildings. The boundaries are both stone walls and wire fences, which require some refurbishment.

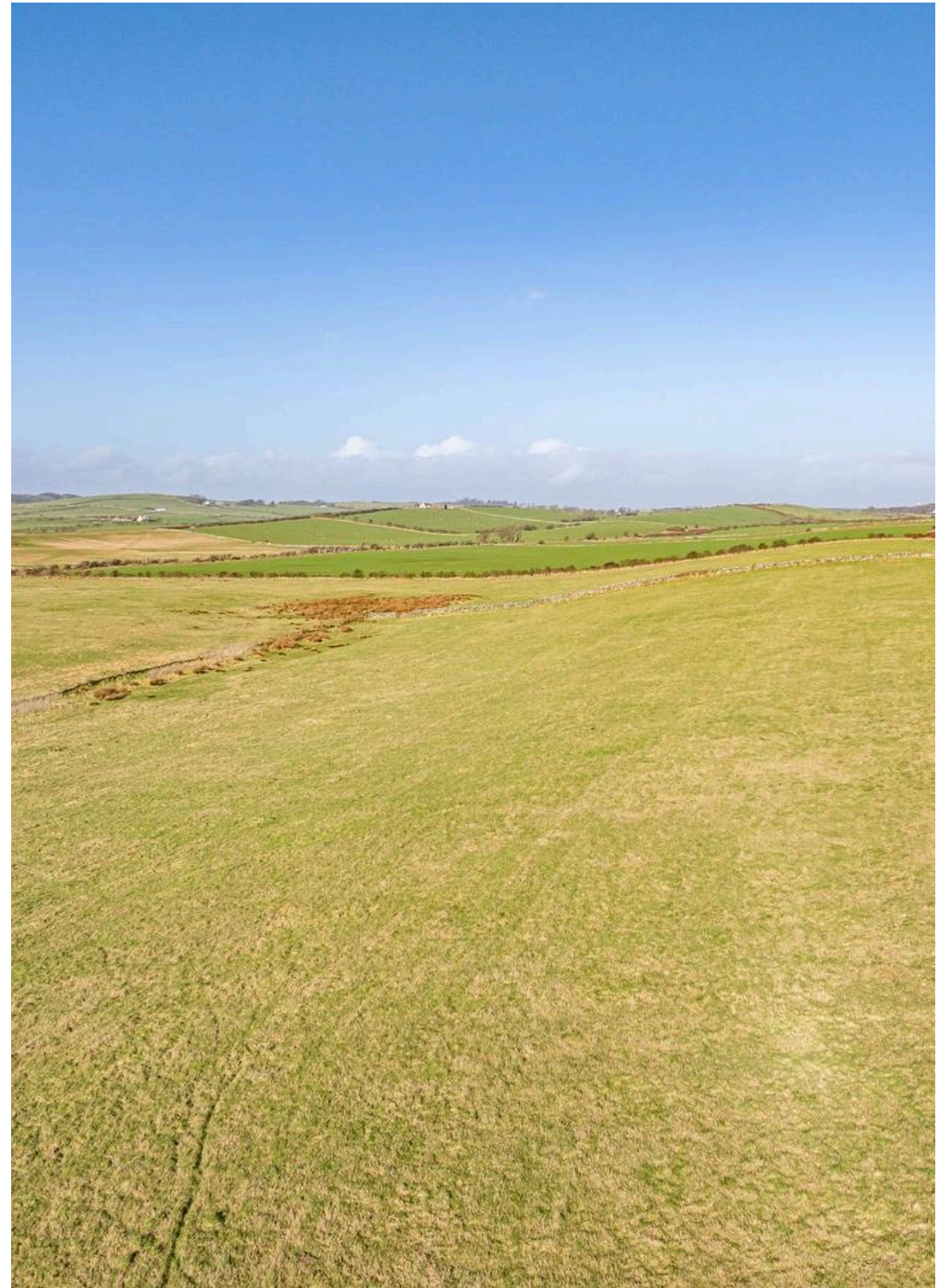
The land is classified as 3.1 by the Land Capability for Agriculture, Scotland system. This is defined as land capable of producing consistently high yields of a narrow range of crops and/or moderate yields of a wider range. Short grass leys are common.

The land is sold without warranties.

What3words: ///bright.revisits.yourself

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY



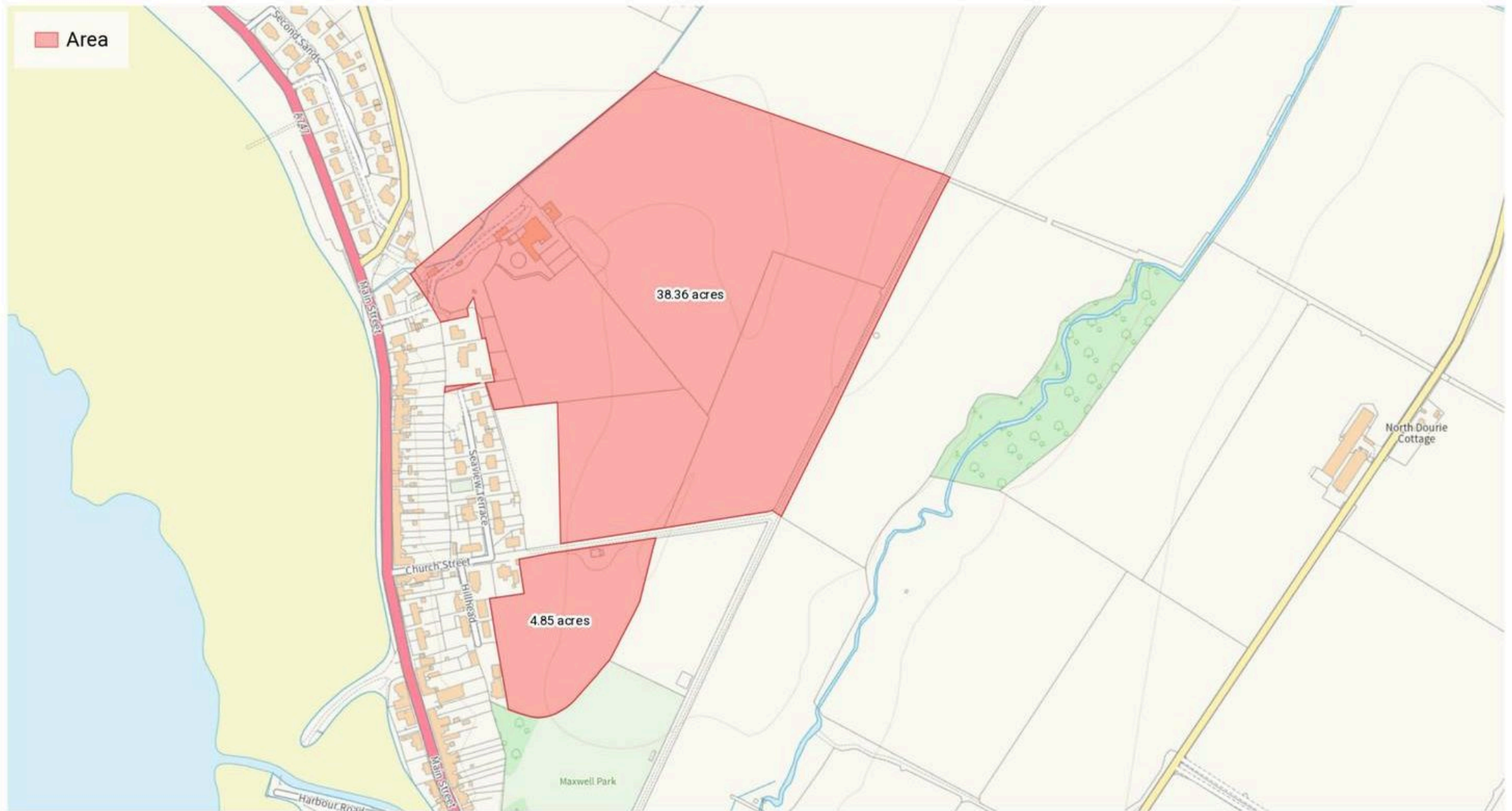








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General Remarks and Stipulations

Tenure and Possession: The Heritable title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitudes (including electricity poles, pylons and underground gas pipeline), 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 matters. The land is sold subject to the existing servitude rights granted in relation to the gas pipeline crossing the land

Solicitors: TBC

Services: We assume that the property has mains electric and water supplies, but they are likely to have been disconnected.

Sporting & Mineral Rights: Included in the sale insofar as they are owned by the Seller.

Basic Payment Scheme: We are of the understanding that the land is registered with SGRPID. No entitlements are included in the sale.

Viewings: Interested parties wishing to view the land are asked to provide prior notification to the sole selling agents, C&D Rural, prior to viewing. Please be aware of any livestock within the fields and ensure gates are closed at all times. You are strongly advised that the buildings are derelict and should not be entered without suitable Personal Protective Equipment. C&D Rural Tel:(01228 792299)

Offers: Offers should be submitted 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 note their interest with the selling agents.

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.

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](https://instagram.com/cdrural).



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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.