

LAND AT KIRKHOUSE

Kirkbean, Dumfries, DG2 8DW

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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NOT TO SCALE
Plan for indicative purposes only

LAND AT KIRKHOUSE

Kirkbean, Dumfries, DG2 8DW

New Abbey 3miles, Dumfries 11 miles, Carlisle 44 miles, Glasgow 88 miles

A PRODUCTIVE BLOCK OF GRAZING AND MOWING LAND SITUATED NEAR THE VILLAGE OF KIRKBEAN

- PRODUCTIVE MOWING /GRAZING LAND CONTAINED WITHIN A TWO FIELD ENCLOSURES
- GOOD ROADSIDE ACCESS
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS
- IN ALL ABOUT 39.21 ACRES (15.87 HA)

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VENDORS SOLICITORS

Walker & Sharpe Solicitors
37 George Street
Dumfries
DG1 1EB
Tel: 01387 267222

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

OnTheMarket.com



INTRODUCTION

The land at Kirkhouse is conveniently located approximately 3 miles from the village of New Abbey on the periphery of the hamlet of Kirkbean. The land lies within an area renowned for the quality of its agricultural land. The block of land offers an excellent opportunity for agricultural or equestrian use in a rural yet highly accessible location.

The nearby village of New Abbey has a wealth of history with the ruined Sweetheart Abbey nestled within the centre. New Abbey is a very active, friendly community and benefits from a primary school, tearoom, shop, etc. A wider range of essential services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

Communications to the area are good with the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75. The international airports of and Glasgow & Edinburgh are within a one-and-a-half-hour drive. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

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 £340,000.**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

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DESCRIPTION

Comprising two field enclosures extending to approximately 39.21 acres (15.87 hectares), the land is accessed directly from the A710. The property is currently utilised for agricultural purposes and is farmed in conjunction with other land owned by the seller. Benefiting from roadside access the agricultural land is classified as being mainly within yield class 4 of the Macaulay Scale, as produced by the James Hutton Institute. The land has all been allocated region 1 status and at present is all down to grass for either grazing or mowing. The farm is registered with the Agricultural Food & Rural Communities – Rural Payments & Inspections Division, with a sub location code of but is farmed under MLC :503/0034.



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' solicitors, **Walker & Sharpe** for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, 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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

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

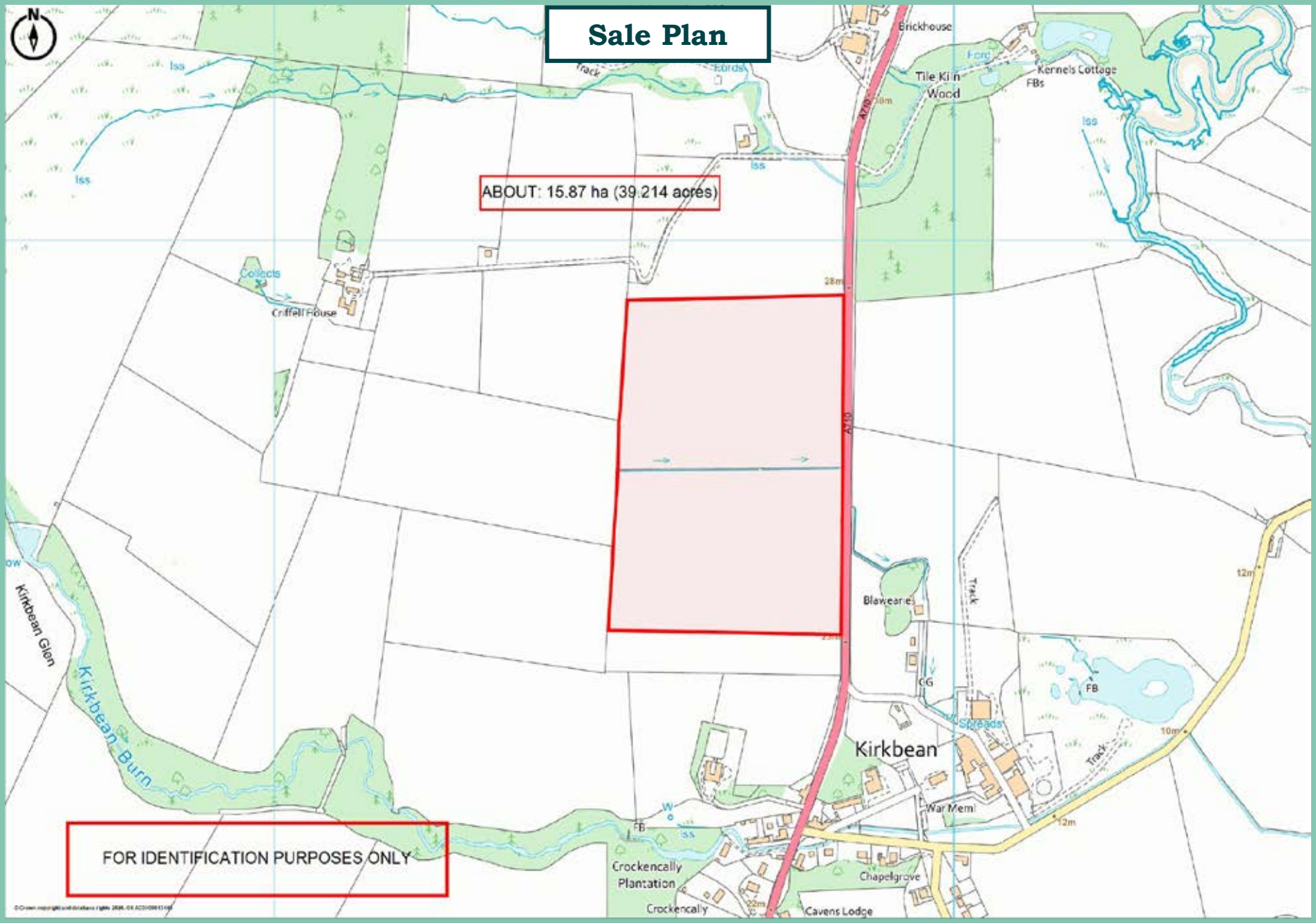
IMPORTANT NOTICE

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 November 2026

Sale Plan



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