



Land at Kirtlebridge, Lockerbie, DG11 3LS

Offers Over £35,000

C&D Rural

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A rare opportunity to acquire a block of agricultural land and amenity woodland extending to 2.23 Ha (5.52 acres) . The land lies in one block split into two land parcels with good road access and livestock handling facilities, shown as Lot 2 on the indicative sale plan.

- Agricultural land extending to 2.23 Ha (5.52 acres)
- Located in the village of Kirtlebridge with good access to the M74
- Livestock handling facilities included

Tenure: The Scottish Heritable Title

What 3 Words

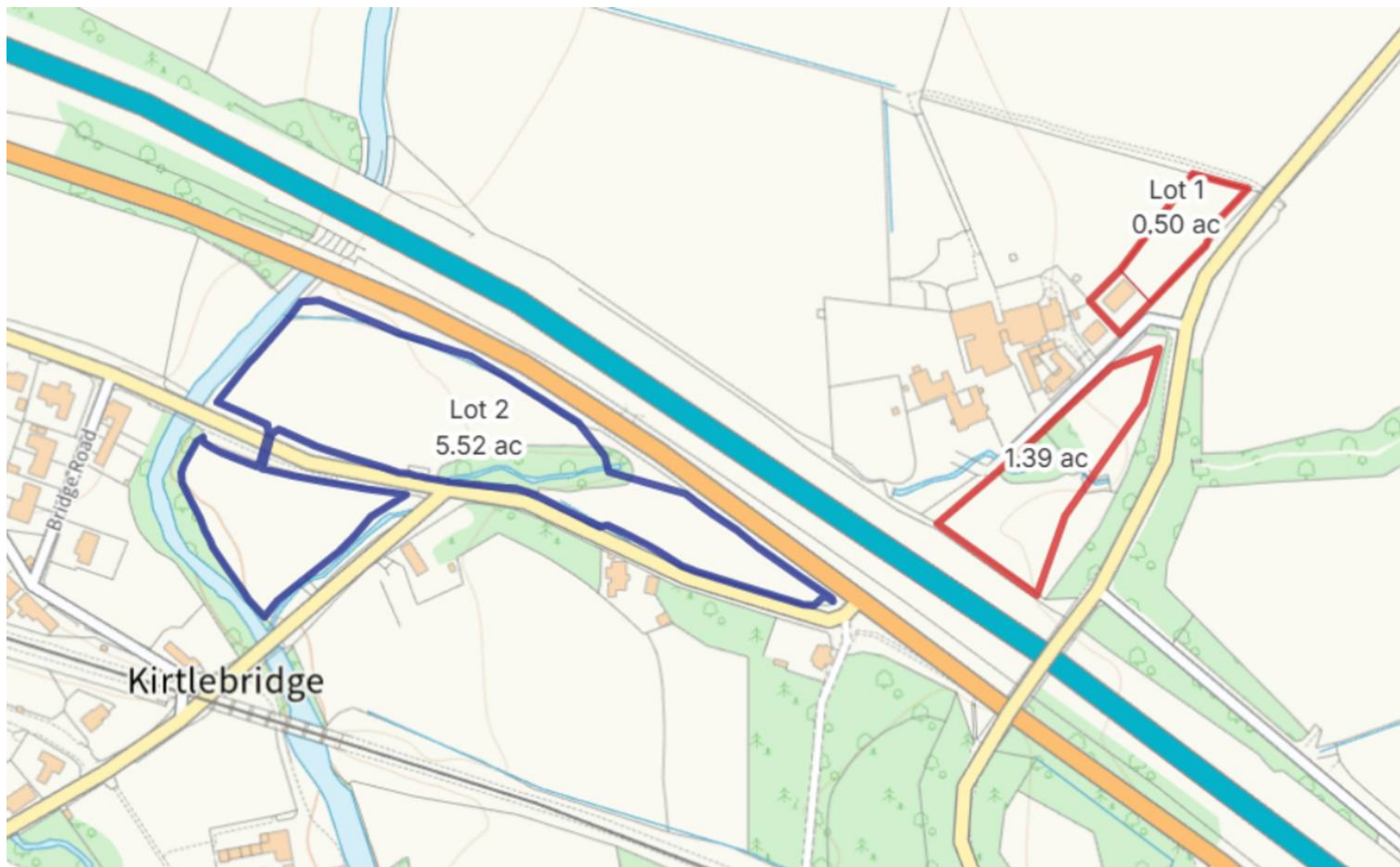
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General Remarks and Stipulations

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.

Overage: An overage clause will be placed upon the subjects for any non agricultural use. The terms of the clause will apply for 20 years post the completion of sale with a rate of 25% of the net uplift in value.

BPS: The land is all registered with SGRPID. The vendors will retain the full payment for 2025.

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

Mines & Minerals: All mines and mineral rights are included within the sale in so far as they are owned.

Sporting rights: All sporting and fishing rights are included in so far as they are owned.

Timber: All standing timber is included in the sale.

Local Authority: Dumfries & Galloway Council

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2025 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

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.



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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.