



**C&D Rural**

Alton Hill, Moffat, DG10 9LD  
413.84 Acres (167.48 Ha)

# ALTON HILL

---

A rare opportunity to acquire a ring fenced block of Hill grazing and fields in close proximity to the town of Moffat.

---

The land extends to 413 acres or thereabouts overall (approx. 167 Ha)

---

**The property will be offered for sale by auction on Wednesday, 8th July 2026 at 12.30pm at The Auction Mart, Huntingdon Road, Dumfries DG1 1NF**

Following the Auction of Archbank Farm.

**C&DRural**

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

01228 792 299 | [office@cdrural.co.uk](mailto:office@cdrural.co.uk)



## KEY FEATURES

---

- Alton is situated in an elevated position with far-reaching views towards the Solway Firth and across the Moffat hills.
- A well established hill grazing with regular aged Cheviot sheep stock
- The farm lies between 500ft (160m) above sea level and 1200ft (367m).
- Located in the heart of Dumfries and Galloway which remains one of Scotland's truly rural counties.
- Land extending to 413.84 acres (167.48 Ha) divided into 11 land parcels, all within a ring fence and including improved enclosures and fields.
- Close proximity to local amenities in the town of Moffat with the M74 trunk road only a few miles distant.



## LOCATION

---

Alton sits on the outskirts of Moffat a rural town in the heart of Dumfries and Galloway with good access to the M74.

All the amenities that you would expect of a popular tourist town are to be found in Moffat to include schools, a healthcare centre and pharmacy, post office, hotels, public houses and an array of high street shops.

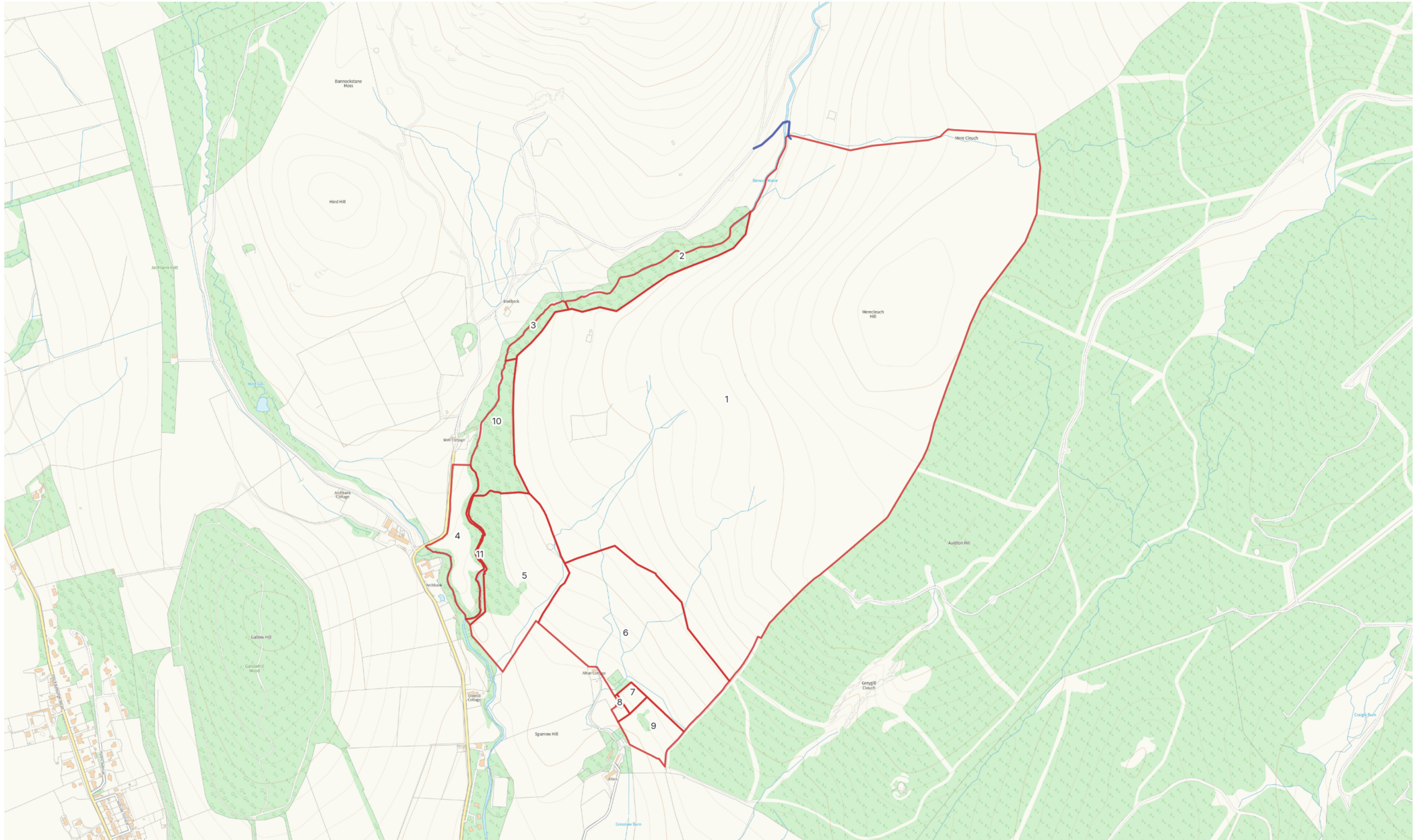
## DIRECTIONS

---

From J15 of the M74, head northwest following the signs for Moffat and the heading A701. Upon reaching the centre of Moffat, turn right following the signs for Selkirk and Grey Mares Tail Nature Reserve. Following the road round, take the first left (before crossing the bridge over the burn) along Burnside Road; at the end of the road turn right onto Well Road. Continue for approximately 1 mile where Archbank steading is found facing you at a right hand bend. Continue over the bridge and Alton land is on your right. There is bridge over to the main portion.

**What3words - [///rumbles.nuance.tomato](https://www.what3words.com/rumbles.nuance.tomato)**

# THE LAND



# THE LAND

---

The land extends to 413.84 acres (167.48 Ha) in 11 land parcels of mostly hill and upland grazing with some fields and improved enclosures. The property lies within a ring fence with natural water supplies.

No.	Field Ref	Ha	Acres	Land Use
1	NT/10083/07354	130.83	323.28	HILL
2	NT/09742/07646	2.65	6.56	WOOD
3	NT/09396/07487	0.70	1.74	WOOD
4	NT/09187/06911	3.38	8.34	PERMANENT PASTURE
5	NT/09339/06800	9.17	22.66	IMPROVED GRASSLAND
6	NT/09681/06617	14.75	36.44	HILL
7	NT/09675/06436	0.39	0.96	IMPROVED GRASSLAND
8	NT/09643/06394	0.18	0.45	HOLDING PEN
9	NT/09729/06342	1.85	4.57	PERMANENT PASTURE
10	UNREGISTERED	3.23	7.97	WOOD
11	UNREGISTERED	0.35	0.87	RIVER
	<b>TOTAL</b>	<b>167.48</b>	<b>413.84</b>	

# STOCKING

---

Alton has been in the same family ownership for some sixty years. It has been farmed in a traditional manner carrying around 220 regular aged North Country Cheviot Ewes. The ewes are Lairg type ewes, acclimatized and hefted. The lambs and draft ewes selling well at Longtown and Dumfries Marts.

Around 60 ewe hogggs are retained each year.



# GENERAL REMARKS AND STIPULATIONS

---

- **Viewings:** Strictly by appointment through C&D Rural. Tel. 01228 792299.
- **Deposit:** A 10% deposit of the sale price achieved, will be payable by the successful bidder on the fall of the hammer. A deposit will be held by the sole selling agent pending completion of any money laundering checks.
- **Tenure:** The Heritable (Scottish equivalent of freehold) title is offered for sale.
- **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:** This is via 3 routes:-  
From Well road. After passing Archbank House and crossing the bridge an entry gate is on your right. There is a bridge over from this field to the main part of the farm.

Via Alton Road. As you leave Moffat on Well Road but within the 30mph limit Alton road is on the right clearly signed. This is a private road to various properties. Go through the original Alton farm buildings following the track.

There is a legal right for a new access outlined in blue on the plan attached for larger equipment via the forestry track over Archbank farm leading past Blaebeck cottage. Maintenance of the Forestry track would be according to usage.

The new access includes the right to install track, gates and fords subject to reinstating the existing fences.

- **Legal Pack:** The legal pack will be available to viewers of the farm and their advisers. Prospective purchasers should study the pack prior to the auction.
- **Mines & Minerals:** All mines and mineral rights are included insofar as they are owned.
- **Sporting rights:** All sporting and fishing rights are included insofar as they are owned. The rateable value is £450.

# GENERAL REMARKS AND STIPULATIONS

---

- **BPS:** All farmable land is registered with SGRPID and extends to 163.90Ha. 13.03 Region 1 and 131.03 Region 2 entitlements will be included within the sale. For the avoidance of doubt the seller will retain the 2026 subsidy claim payment.

The purchaser shall pay to the selling agents £300 + VAT per application submitted, to cover the costs of transferring the land and entitlements through SGRPID.

- **LFASS:** The land is all within a less favoured area.
- **Services:** The land is watered by natural supplies. There is no electricity supply or other services although electricity cables pass over the property.
- **Ingoings:** The purchaser may, if they so wish, take over at the date of entry: -

A maximum of 210 North Country Cheviot ewes (shearlings to 4 crop) in regular ages at £200 per head.

A maximum of 60 North Country Cheviot ewe lambs at £135 per head.

- **Timber:** All standing timber is included in the sale.
- **Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.
- **Entry Date:** Entry and vacant possession will be at 30th October 2026 but earlier entry can be by mutual arrangement.
- **Local Authority:** Dumfries & Galloway Council

- **Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of prospective purchasers and anyone bidding on their behalf prior to the auction. Parties are required to note their intention to bid with C&D Rural at the earliest opportunity but at least 48 hours prior to the auction. We use Landmark to carry out an electronic identity and address verification and following registering with C&D Rural, a link will be provided to allow electronic upload of your ID and Proof of address for verification.

In some instances, additional verification of proof of funds and source of wealth will also be required.

If you intend to purchase as a corporate entity e.g. a Trust, limited company or partnership please contact C&D Rural to ensure the necessary checks are undertaken ahead of the auction.

- **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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural)
- **Estate Agency Act:** Under the terms of The Estate Agents Act, it should be noted that the sellers include directors and shareholders of the selling agents, C&D Rural Ltd and C&D Auction Marts Ltd.
- **Sellers' Solicitors:** Messrs McJarrow and Stevenson (attention of Michael Stevenson), 55 High St, Lockerbie DG11 2JJ. Telephone 01576 202123

# C&D Rural

Lakeside, Townfoot, Longtown, CA6 5LY | 01228 792 299 | [landagency@cdrural.co.uk](mailto:landagency@cdrural.co.uk)

Important Notice C&D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:-

The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer of contract.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence.

Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.

No person in the employment of C&D Rural has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C&D Rural or the Vendors/Lessors of this property.