



Jims Field, Annan, Dumfriesshire - DG12 5RT

Guide Price £390,000

CDRural

Jims Field, Annan, DG12 5RT

A rare opportunity to acquire a highly productive block of land extending to 18.05 Ha (44.60 acres). The land lies in one block split into two land parcels.

Tenure: Heritable (Scottish equivalent of Freehold)
Title

- Agricultural land extending to 18.05 Ha (44.60 acres)
- The land is classified as Grade 3.1 under the Land Capability for Agriculture 1:250k (Scotland)
- Located mid-way between the market towns of Annan and Dumfries.
- Most agricultural amenities can be found within a 10-mile radius of the land
- The land benefits from mains water supply
- The land has the ability to grow a range of arable and silage crops

What3words: ///climate.shaky.intestine

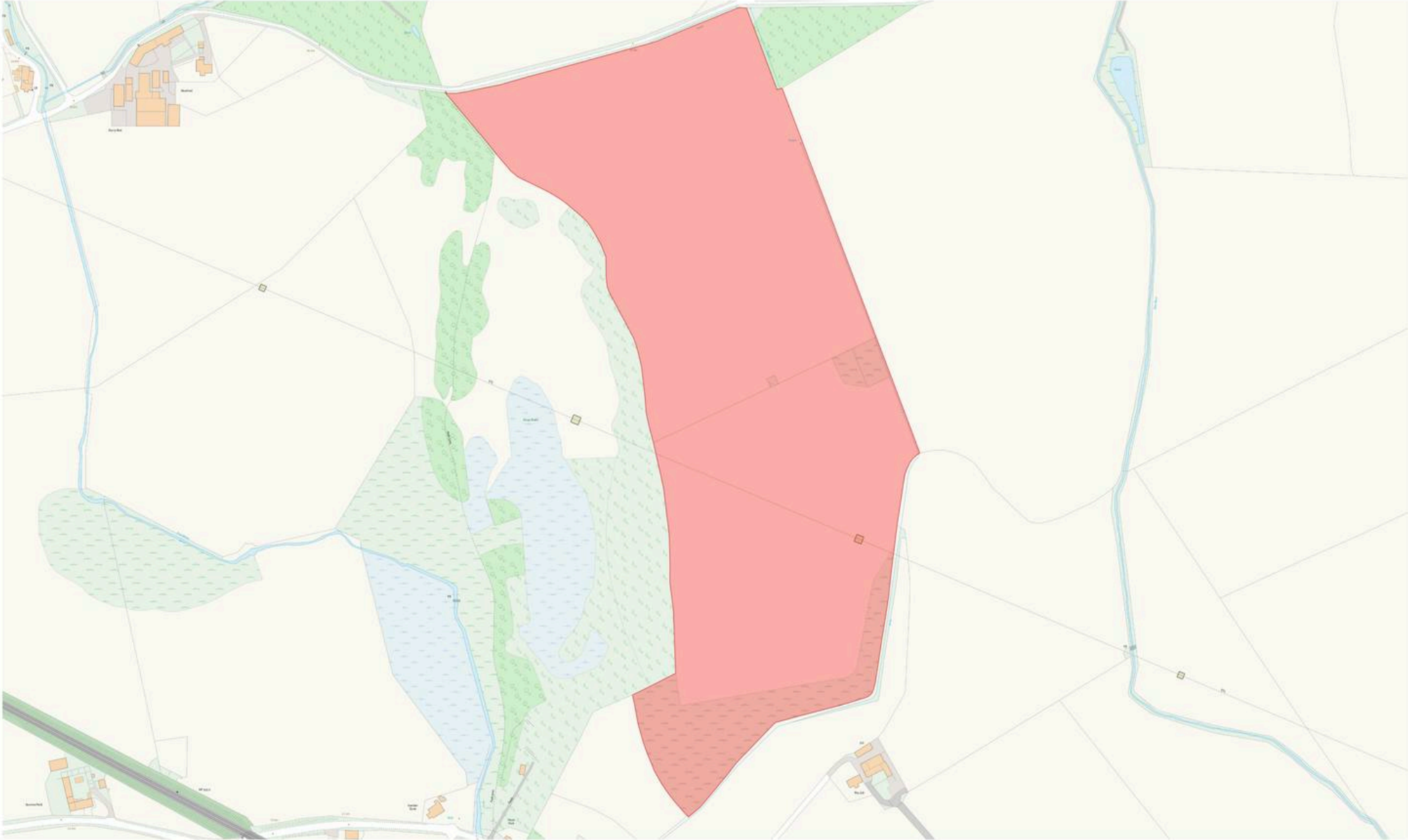
Photographs used taken in Summer 2025







Jim's Field, Annan, DG12 5RT



General Remarks and Stipulations

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.

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

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.

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.

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

Sporting rights: All sporting and fishing rights are included insofar as they are owned.

BPS The land is all registered with SGRPID and extends to 18.05ha all of which has been claimed every year. A total of 18.05 Region 1 Entitlements are included in the sale. The purchaser shall pay to the selling agents £250 + VAT to cover the costs of transferring the entitlements and completion of the relevant paperwork. The vendors will retain the full payment for 2026. The land is not in any other schemes. The purchaser must farm in an appropriate manner to ensure that the subsidy is not reclaimed.

Timber: All standing timber is included in the sale.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Solicitors: McJerrow and Stevenson, 55 High Street, Lockerbie, DG11 2JJ c/o Joanne Summerville. Tel. 01576 202123

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000

Services: Jim's field is serviced by a mains water supply to a water trough located on the northern boundary of the land parcel.

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

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](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural)

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.

Purchase Price Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not).

Disputes Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Financial Reference Any offer by a purchaser(s) which is to be supported by a loan agreement must be accompanied by supporting documents for the satisfaction of the seller.

Overseas Purchasers Any offer by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

Lotting It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

C&D Rural

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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.