

## **AGRICULTURAL**

- > GRAZING LAND
- > 2.95 HECTARES (7.28 ACRES) OR THEREBY
- > FIELD GATE ACCESS DIRECT FROM B725
- > ADJACENT TO M74 (JUNCTION 19)
- > APPROX. 6 MILES FROM LOCKERBIE & ANNAN
- > PURCHASE OFFERS AROUND £50,000

# FOR SALE

**GRAZING FIELD, ECCLEFECHAN, LOCKERBIE, DG11 3JH**

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## **DESCRIPTION**

The subjects comprise an irregular shaped grazing field with gradual upward slope from front to rear.

The land is accessed by a single field gate, over the grass verge on the northern side of the B725.

The boundaries are set out in traditional timber post and wire livestock fencing.

The London to Glasgow railway line runs along the northern boundary.

Kirkconnel Hall Hotel lies immediately to the west, while Grahamsfield smallholding is situated a short distance to the east.

There are also a number of nearby private residential dwellings.

## **SITE AREA**

We estimate that the field extends to 2.95 Hectares (7.28 Acres) or thereby.

## **TITLE**

The field forms part of a larger Title which includes a section of the B725 and associated grass verges. The sale is therefore subject to a new Title being prepared.

It appears that part of the existing fence along the eastern boundary does not follow the line of the legal Title. This is to be investigated and resolved by the Seller, prior to completion.



## LOCATION

Ecclefechan is an established commuter village within the Dumfries & Galloway region of South West Scotland and offers limited local amenities.

The village is however served by the nearby towns of Lockerbie, Gretna and Annan. It is also by-passed by the A74(M) motorway, with Glasgow around 77 miles to the north and Carlisle 23 miles to the south.

The regional capital of Dumfries, with a population of circa 37,500, lies approximately 18 miles to the west.

The field is situated to the north of the village, next to Junction 19 of the motorway and is accessed via the B725.

## PRICE

Purchase offers around **£50,000** are invited for our client's heritable interest.

Prospective purchasers are advised to note their interest in writing. Only those who have formally noted interest will be informed of a closing date.

## SERVICES

Prospective purchasers must satisfy themselves as to the presence or otherwise of any services to or over the field.

## PLANNING

The subjects are offered for sale as agricultural grazing land only.

Prospective purchasers must make their own planning enquiries direct with Dumfries & Galloway Council.

Kirkbank, English Street, Dumfries, DG1 2HS  
01387 260199

## VALUE ADDED TAX

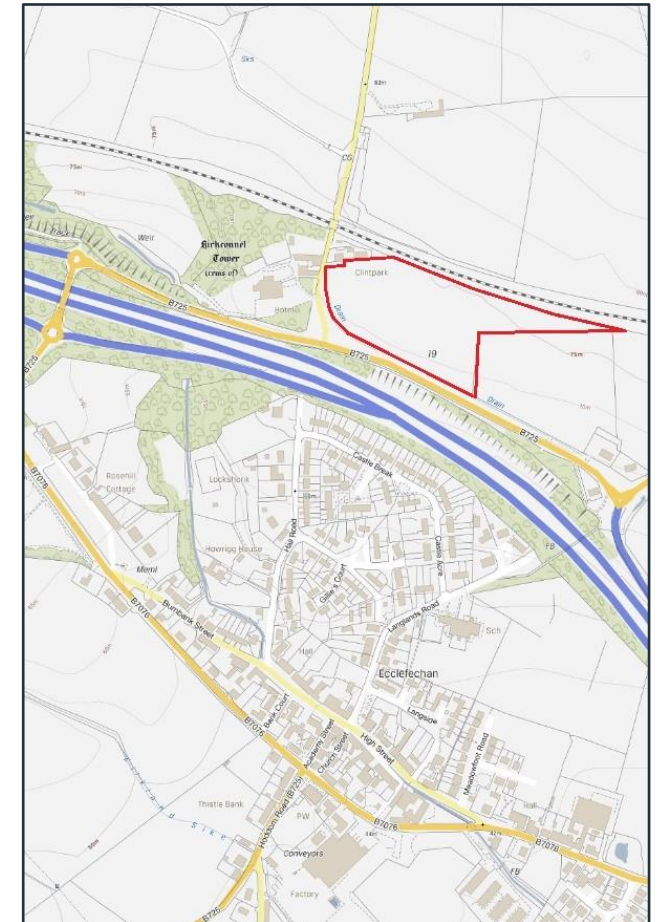
Prospective purchasers are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of the transaction.

## LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

## ENTRY

Immediate entry is available, subject to conclusion of missives.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 18 Castle Street, Dumfries, DG1 1DR | 01387 264333  
Fraser Carson | f.carson@shepherd.co.uk

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