

gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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FOR SALE
TAHALL, KIRKINNER,
WIGTOWNSHIRE
30.76 ACRES GRAZINGS



Block of excellent grazing ground extending to 30.76 acres.

ASKING PRICE £120,000

Regulated by RICS



OTHER OFFICES AT DUMFRIES AND CASTLE DOUGLAS



GENERAL DESCRIPTION

Tahall Grazings are located approximately 1 1/2 miles to the north and west of Kirkinner Village in the Machars District of Wigtownshire, Southwest Scotland.

The area is renowned for its mild climate and is ideally suited to grass production and livestock rearing.

Tahall Grazings provides an excellent opportunity for a purchaser to acquire a stand alone block of grazing ground, which would be suitable for adding onto an existing unit or alternatively as a start up area of ground for small scale livestock production.

EXTENT

In total the land extends to a total of 30.76 acres (12.45 has.) and comprises of enclosures numbers 1, 3, 4 and 5 as detailed on the attached Sale Plan

IACS REGISTRATION

The land is registered for IACS purposes as according to the following information.

Location Code 854/0020

Counter	Land Parcel Identifier	Area (Ha)
1	NX 40343/52503	4.29
3	NX4092/52432	3.51
4	NX 40636/52365	3.81
5	NX 40748/52281	0.78

BASIC PAYMENT

The current owners receive Basic Payment from the land. The Entitlements will not be available for transfer.

WATER

The property is connected to the water main by way of water troughs. There is also an old hand operated water pump in field enclosure No.4.

HANDLING PENS

There are some handling pens in the corner of Field No.3 complete with race and headstock and which can be used for the loading and unloading of cattle.

SPORTING AND MINERAL RIGHTS

Sporting Rights are in-hand and are unlet. Mineral Rights are included.

RIGHTS OF WAY

There are no Rights of Way in the favour of any third party over the subject property.

VIEWING

The property can be viewed at any reasonable time during daylight hours. All interested parties are asked to notify the Selling Agents of their intention to view.

DATE OF ENTRY

Early entry can be arranged subject to agreement.

ASKING PRICE

£120,000

CLOSING DATE

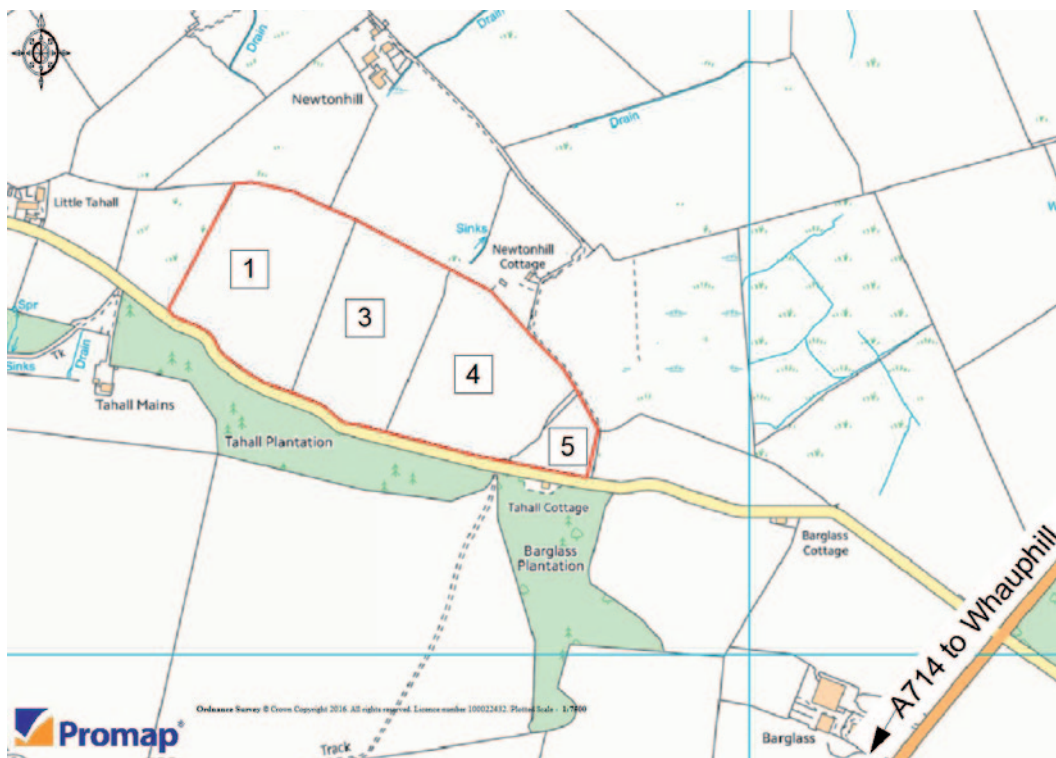
A Closing Date may be set for the receipt of offers. Please notify your interest in writing to ensure you are contacted regarding the setting of a closing date. If a closing date is set, the vendor is not obliged to accept the highest nor indeed any offer.

OFFERS

All offers should be submitted in Scottish Legal Form to the sole selling agents.

PARTICULARS

These particulars were prepared on the 21st September 2016 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximate only.



MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown these are approximate only.
- No person in the employment of Messrs. G.M. Thomson & Co. has any authority to make or give any representations or warranty whatever in relation to these properties.
- Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
- Neither these particulars nor any communications by Messrs. G.M. Thomson and Co on behalf of the sellers relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.