



50.36 acres (20.38 Ha) of good quality, productive agricultural land
Land at Chesters, Hawick, TD9 8TH

Property Details

Land at Chesters, Hawick, TD9 8TH

Guide Price

Whole: Offers Over £250,000

LOT 1 -Offers Over £140,000

LOT 2- Offers Over £110,000

Description

An exciting opportunity to acquire good quality agricultural land extending to 20.38Ha (50.36 acres). The land lies in one block, running next to the public highway and is currently sown down to grass pasture.

Selling Agents

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



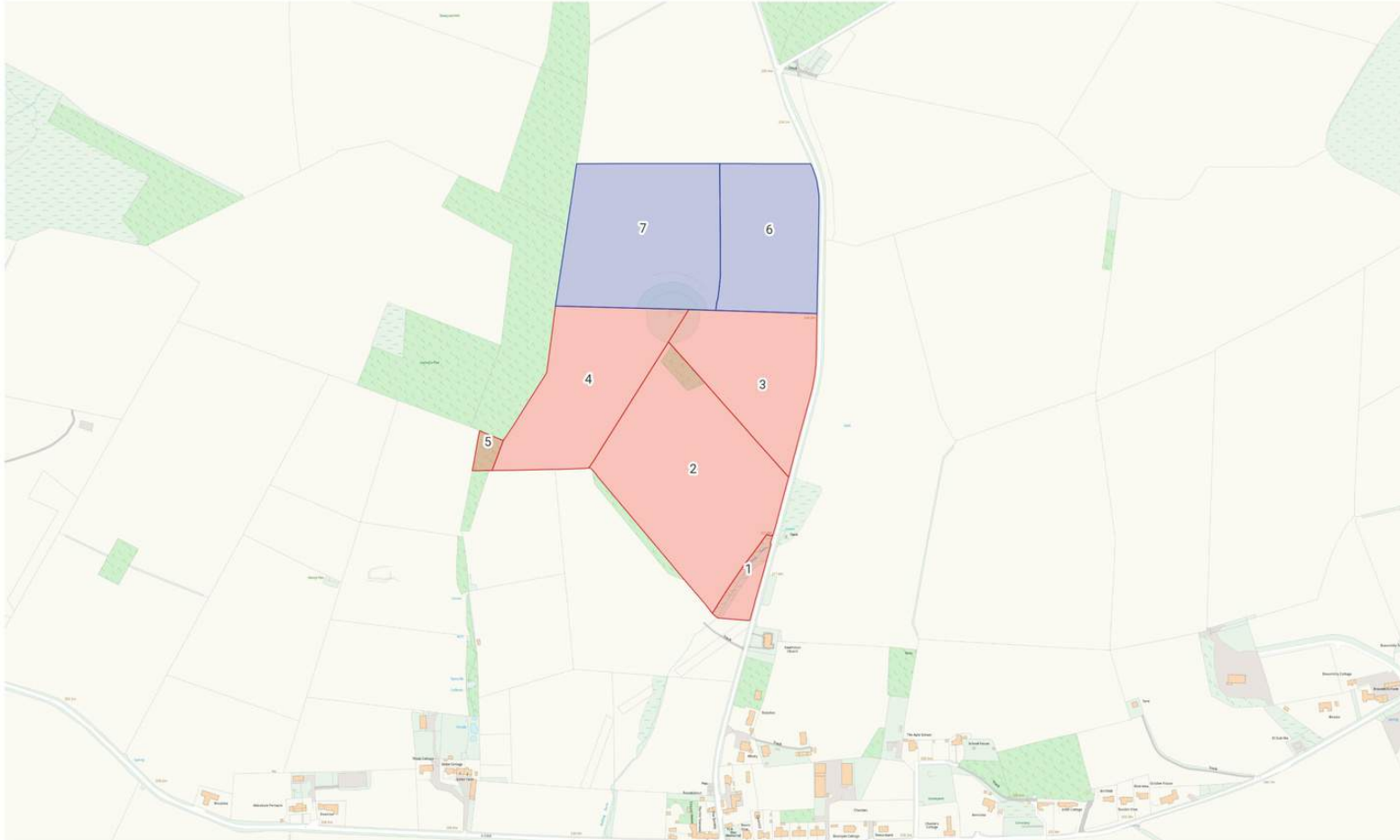


KEY FEATURES

- Agricultural land extending to 50.36 acres (20.38 hectares).
- Lot 1 - Land extending to 31.73 acres (12.84 ha).
- Lot 2- Land extending to 18.63 acres (7.54 ha).
- The land is classed as Grade 4.1 on Land Capability for Agriculture 1:250k (Scotland) classification.
- The land benefits from a natural water supply.
- The land has been well managed and is in good heart and has the ability to grow multiple silage crops each year.
- The fencing is in a good state of repair.
- What3words : ///wasps.inner.grin



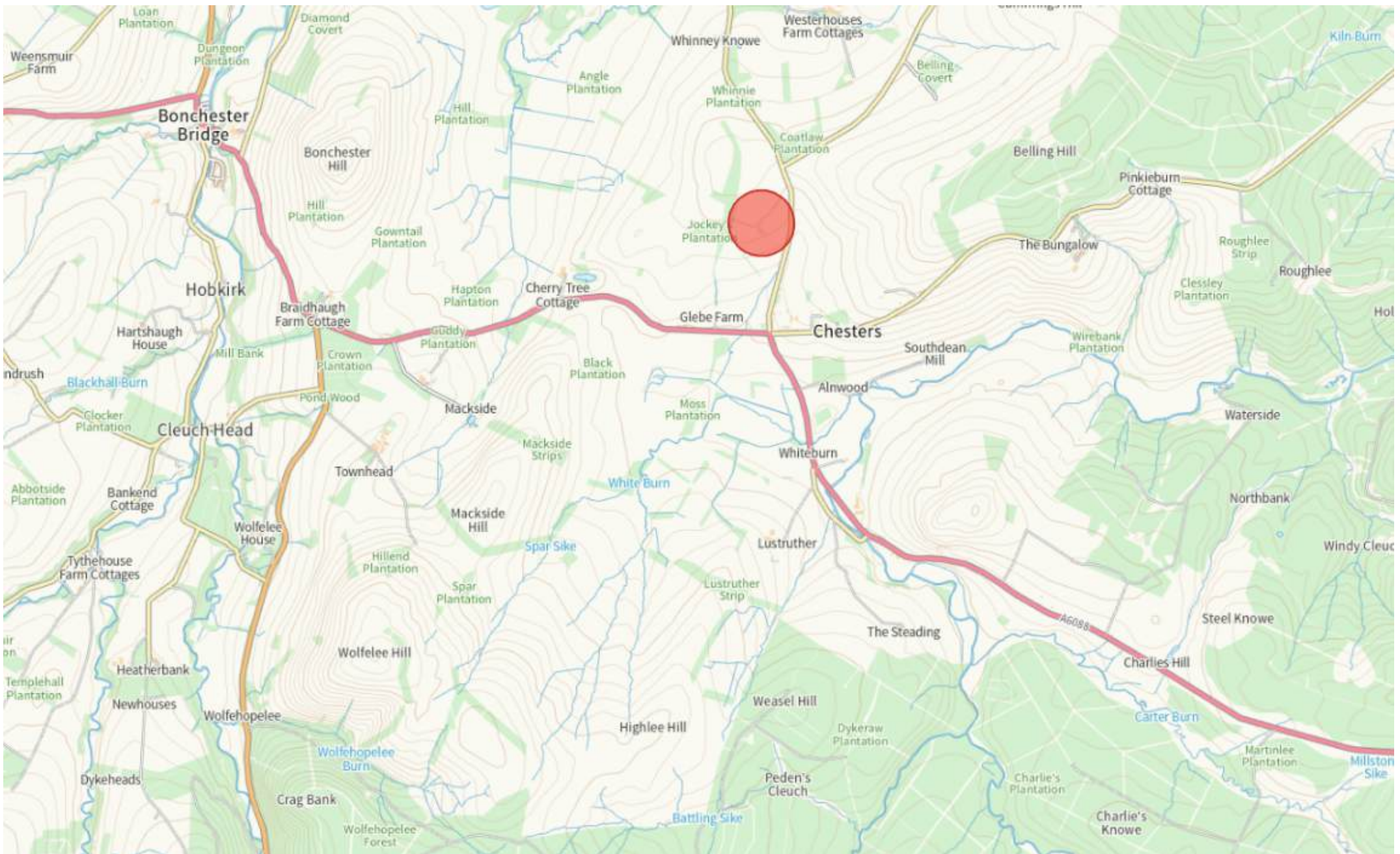
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Lot Number	Field Number	Area	
		Ha	Acres
1	1	0.43	1.07
	2	5.62	13.97
	3	3.00	7.41
	4	3.59	8.88
	5	0.17	0.41
2	6	2.98	7.37
	7	4.56	11.26
Total		20.38	50.36

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100 m
Scale 1:5000 (at A3)
N



General Remarks and Stipulations

Tenure and Possession: The Heritable title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitudes (including electricity poles, pylons and underground gas pipeline), 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 matters. The land is sold subject to the existing servitude rights granted in relation to the gas pipeline crossing the land

Solicitors: Charles Rickett of Andrew Haddon & Crowe WS Solicitors, 3 Oliver Place, Hawick, TD9 9BG

Services: Lot 1 : Access to a natural water course situated in field 2. Lot 2: Access via a shared spring fed water course.

Sporting & Mineral Rights: Included in the sale insofar as they are owned by the Seller.

Basic Payment Scheme: The BPS Entitlements are included in the sale. For the avoidance of doubt, the payment of the current scheme year will be retained by the seller. The purchasers shall pay to the agents, £250 + VAT for the completion of the PF23 and PF06.

Viewings: Interested parties wishing to view the land are asked to provide prior notification to the sole selling agents, C&D Rural, prior to viewing. Please be aware of any livestock within the field and ensure gates are closed at all times. C&D Rural Tel:(01228 792299)

Offers: Offers should be submitted 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 note their interest with the selling agents.

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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

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).





Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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