



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

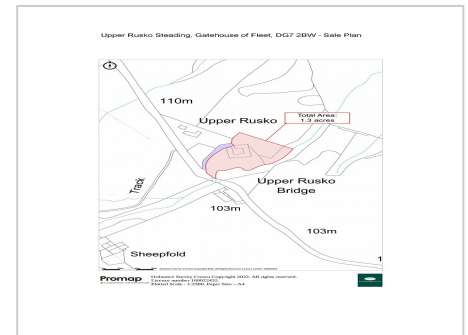
E: dfs@gmthomson.co.uk

T: 01387 731 931

F: 01387 257 266

Upper Rusko Steading,
The Fleet Valley,
Gatehouse of Fleet,
Castle Douglas.
DG7 2BW

£125,000



- Electricity connections close by
- Ability to drill for borehole water
- Planning position established
- Site area: 1.3 acres

Ref: PRA10601

Viewing Instructions: Viewing at own risk during daylight hours.

General Description

Traditional stone-built steading property offering superb development potential and with panoramic views down The Fleet Valley.

Accommodation

Description

The Fleet Valley runs in a northerly direction from the Gatehouse of Fleet either side of the water Fleet River. It is designated as a special scenic area and comprises rolling farmland, dispersed with native broad-leaved woodland and commercial forestry.

The Property

Upper Rusko Steading is a traditional stone and slate steading arranged round a central courtyard. At one time it would have been used for the storage of produce, stabling for horses and other livestock.

The steading is now surplus to requirements and is offered to the market for sale with vacant possession.

what3words: oval.conjured.plastic

Planning

On the 15th of July 2021 Dumfries and Galloway Planning Authority issued a Pre-Application Enquiry Advisory Report. Under Class 18B and 18C Of The Town And Country Planning (General Permitted Development And Use Classes) (Scotland Amendment Order 2020) it has been confirmed that officers would support the proposal subject to the proposal addressing the identified key issues and information requirements. Please get in touch for a copy of the report.

Extent

The total area extends to 1.3 acres all as outlined in red on these particulars of sale. Where required the boundaries have not as yet been fenced. All boundary fencing is to be carried out at the sole expense of the purchaser. The vendor must be consulted regarding the fencing specification.

Access

Access is taken directly off the adjacent unclassified public road. The vendor will retain ownership of the access lane, shaded blue on the Sale Plan in order to provide possible access to a hydroelectric water supply pipe which runs down the centre of the road.

Services

All necessary deeds of servitude will be provided by the vendor (who owns all of the adjacent farmland) to allow for the drilling for water by way of a borehole, access to a septic tank tail drain and the drainage pipe leading therefrom and the laying in of electricity from the adjacent powerline.

Asking Price

Offers are expected in excess of £125,000. Offers should be submitted in Scottish legal form to the sole selling agents.

Closing Date

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

Disclaimer

The steading buildings are in semi ruinous condition and many of the roofs are unsafe. Great care must be taken when viewing. It is strongly advised that viewing is not carried out alone and that a hard hat and stout footwear is worn at all times. It is also recommended that children should not accompany viewing and in particular must not be allowed to enter the buildings unaccompanied.

These particulars were prepared on the 26th April 2022 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.

Anti Money Laundering Regulation

'The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.'

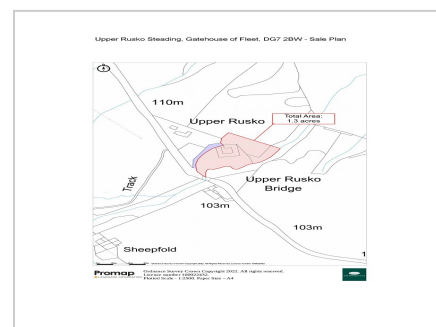
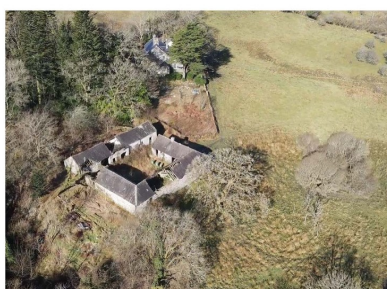
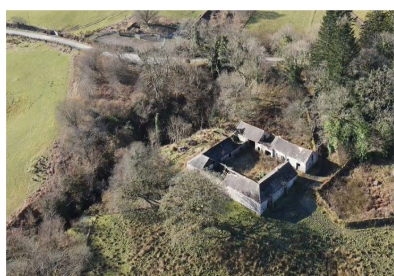
Services

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

