

PILLMUIR FARM

Lockerbie, Dumfriesshire, DG11 1BL



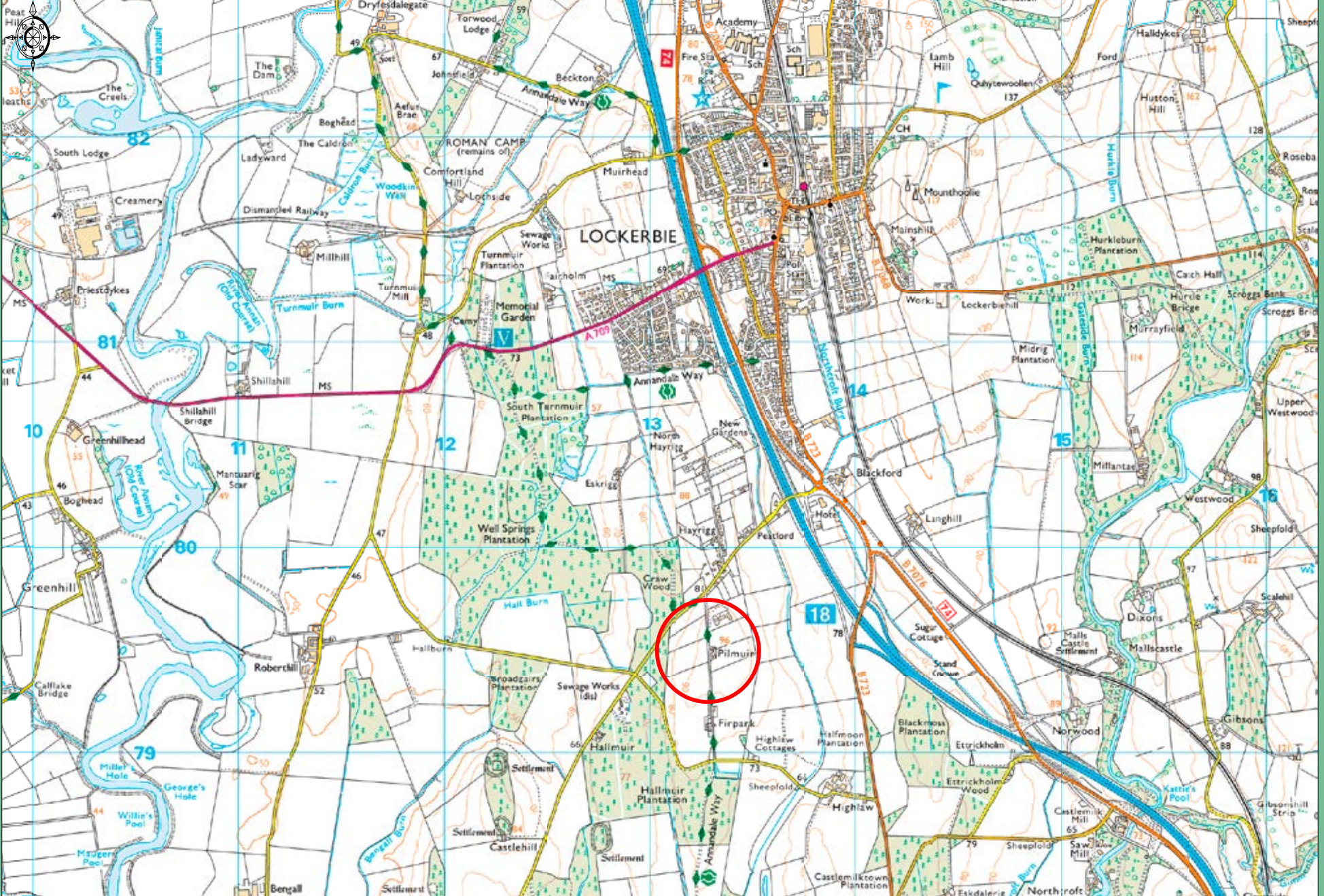
**AN ATTRACTIVE RESIDENTIAL AGRICULTURAL SMALLHOLDING
EXTENDING TO ABOUT 23.94 ACRES (9.69 HA)**



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**

Location Plan



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NOT TO SCALE
Plan for indicative purposes only

PILLMUIR FARM

Lockerbie, Dumfriesshire, DG11 1BL

Lockerbie 1 mile, Dumfries 13 miles, Carlisle 26 miles

AN ATTRACTIVE RESIDENTIAL AGRICULTURAL SMALLHOLDING

- TRADITIONAL DUMFRIESSHIRE 2 STOREY FARMHOUSE (3 BEDROOMS)
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE GRAZING LAND
- 9.55 UNITS OF BASIC PAYMENT (REGION 1)
- CONVENIENTLY LOCATED WITH SMALL SCALE AGRICULTURAL / EQUESTRIAN POTENTIAL
- EPC RATING – F (21)

IN TOTAL ABOUT 23.94 ACRES (9.69 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr Tom Hutt

Henderson & McKay Solicitors

Victoria Square

Lockerbie, DG11 2JP

Tel: 01576 202137

Email: info@lockerbielaw.co.uk

Web: www.hendersonandmackay.co.uk



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas

DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Pillmuir is situated on the southwestern edge of Lockerbie. The property occupies a rural location yet within a mile of both the town and the M74 interchange. Pillmuir is unique in its location and lies within an area of outstanding natural beauty.

Local services are found within the busy market town of Lockerbie, which offers all essential services with a comprehensive range of leisure facilities, a modern health centre, a wide range of professional services as well as two national supermarkets. Both primary and secondary schooling are highly rated and available within the town.

Pillmuir boasts excellent communications and commuting links with both Glasgow and Edinburgh a little over an hour's drive north and with the M74 adjoining the M6 at Gretna, the property is within commuting distance of some of the major English centres. There is a main line railway station at Lockerbie, which runs a full timetable of services both north and south.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine 18 hole courses, the closest being within Lockerbie.

Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain and a renowned established hunt.

Pillmuir is an exceptional agricultural / residential smallholding lending itself and indeed having enormous potential for basing any equestrian or small scale agricultural enterprise. The property has been maintained to a high standard and benefits from a traditional farmhouse along with both modern and traditional farm buildings. The grazing land is contained within four specific field enclosures.

DIRECTIONS

From Lockerbie take the Dalton road westwards and after crossing the M74 Pillmuir is located on the left hand side, as indicated on the location plan which form part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Pillmuir are sought in excess of £370,000

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

PILLMUIR FARMHOUSE



The farmhouse occupies an elevated site and offers picturesque open views over the surrounding countryside. The dwelling is traditionally stone and brick built under a slated roof over two storeys'. The property offers comfortable family accommodation over two floors, as follows:

GROUND FLOOR

- **Front Door Porch**
- **Central Hallway**
With built-in cupboard housing central heating boiler.
- **Kitchen / Diner** (4.23m x 4.5m)
Fully fitted floor and wall units with picture window offering views over open countryside.



- **Utility Room** (3.6m x 1.38m)
With fitted units & Belfast sink, plumbed for automatic washing machine.
- **Living Room** (4.43m x 3.56m)
With feature fireplace.



- **Sitting Room** (5.19m x 3.88m (max))
Feature fireplace and picture window to rear.

FIRST FLOOR

- **Half Landing**
With storage cupboard.
- **Upper Landing**
With airing cupboard housing hot water tank.
- **Double Bedroom 1** (4.22m x 3.22m)
With bespoke modern fitted furniture.



- **Double Bedroom 2** (4.98m x 3.01m)
With bespoke modern fitted furniture.
- **Double Bedroom 3** (3.73m x 2.52m)
With hatched access to attic space (fully floored attic).
- **Family Bathroom** (2.6m (max) x 2.44m))
WC, WHB, large freestanding shower cubicle with Mira Sports shower, respatex cladding and modern built-in vanity units.



OUTSIDE

Large mature garden grounds mostly laid down to lawned areas with some mature shrubs. Traditional out house modified and utilised as kennelling and dog run.



SERVICES

- Mains water and electricity
- Private drainage
- Oil fired central heating system
- Fully double glazed
- The telephone line is installed subject to the normal BT regulations.

THE FARM STEADING

The buildings are of both modern and traditional construction, have been maintained to a high standard and briefly comprise:



- **Traditional Former Byres & Barns**
Of stone built construction under slated roofs, utilised as a workshop and two separate stables.
- **Sheep Handling Facilities**
- **General Purpose Shed (11.7m x 9m)**
Steel portal construction with box profile cladding and fibre cement roof, recently erected.
- **Pole Barn**
Utilised as a garage.
- **Brick Built Wood Shed**

Located to the north of the holding and adjacent to the entrance road is a hay shed / field shelter of timber and corrugated iron construction.



THE LAND



Pillmuir extends in total to about 23.49 acres (9.69 Ha), including the areas occupied by the farmhouse, steading, yards, etc.

The holding features 4 specific field enclosures which are currently all down to grass for grazing and conservation. The land is classified as predominantly yield class 4 of the Macaulay Institute for Soil Research (Land Capability Study).

The land at present is grazed by the sellers' livestock and the current farming practice is the production of quality breeding sheep. However, the land is capable of any type of livestock production, cropping or equestrian purposes.

BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment region '1'. We are advised that the vendors were active farmers (as currently defined under EU Regulation 1307/2013 and the Scottish Statutory Instrument 2014/58).

We are further informed that the sellers completed an IACS/SAF submission 2016 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Pillmuir benefits from 9.55 entitlements with an illustrative unit value of €124.93 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer any and all established Basic Payment Entitlements.

For the avoidance of doubt any such payments already applied for (2016 scheme year), will be retained by the sellers.



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr Tom Hutt, Henderson & McKay Solicitors** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band E.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared June 2016

Sale Plan



NOT TO SCALE
Plan for indicative purposes only

