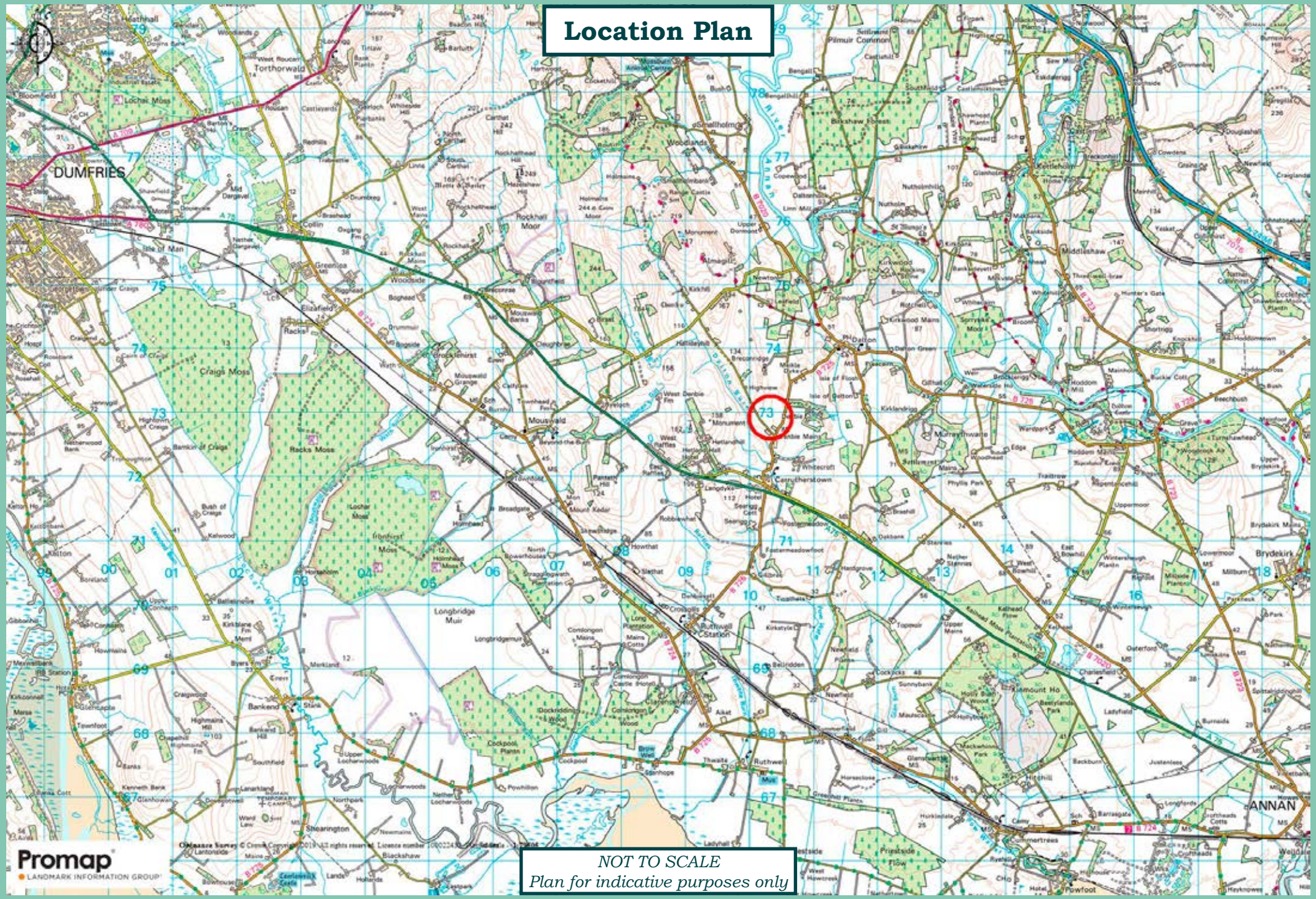
MARCHDYKE

Dalton, Nr Lockerbie, Dumfries, DG11 1DX

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

MARCHDYKE

Dalton, Nr Lockerbie, Dumfries, DG11 1DX

Dumfries 8 miles, Annan 7 miles, Carlisle 26 Miles, M6 Junction at Gretna 14 miles, Glasgow 78 miles

A HIGHLY PRODUCTIVE AGRICULTURAL SMALLHOLDING IN A SOUGHT AFTER LOCATION OF DUMFRIES & GALLOWAY

- TRADITIONAL THREE BEDROOM COTTAGE
- SMALL MODERN AGRICULTURAL STEADING
- RING FENCED FARM
- BASIC PAYMENT ENTITLEMENTS
- ABOUT 58 ACRES OF ARABLE & MOWING LAND
- EPC – F (38)

FOR SALE PRIVATELY

IN ALL ABOUT 58.76 ACRES (23.78 HECTARES)

VENDORS SOLICITORS
Brodies LLP
15 Atholl Crescent
Edinburgh
EH3 8HA
Tel: 01312 283777

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

OnTheMarket.com

INTRODUCTION

Marchdyke is conveniently located just south of the village of Dalton and about 8 miles southeast of the busy market town of Dumfries in Dumfries & Galloway. Marchdyke is a productive agricultural smallholding occupying an elevated site with far reaching views over the Solway Firth and the Lake District. The property affords the opportunity to develop an agricultural, equestrian or any other tourist based enterprise in a rural yet accessible area of Dumfries & Galloway.

The nearest village to Marchdyke is Carrutherstown, which is a thriving small semi-rural community boasting a number of tourist attractions, to include the newly refurbished Kinmount Hotel, the renowned Hetland Garden Centre, a recently opened gin distillery and visitor centre at nearby Dalton. The village occupies a central position within Dumfries and Galloway and is ideally located for access to the main arterial routes, putting the property within easy commuting distance to major centres, both north and south.

All services are located within a short drive of the property, with the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both secondary schooling with the Crichton University Campus offering a wide variety of further education choices. Primary education is available within the village of Carrutherstown, which boasts a thriving and modern primary school.

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 is 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 courses.

DIRECTIONS

From the Dumfries follow the A75 trunk road turn off at Carrutherstown. From Carrutherstown follow the road for Dalton for about half a mile and Marchdyke is located on the left-hand side, as indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

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

GUIDE PRICES

LOT	DESCRIPTION	OFFERS IN EXCESS OF:
1	House, agricultural buildings & about 2.17 acres of land	£270,000
2	About 55.84 acres of agricultural land	£360,000
As a whole		£630,000

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

PARTICULARS OF SALE

LOT 1 (coloured pink on the sale plan)
HOUSE, AGRICULTURAL BUILDINGS & ABOUT 2.17 ACRES OF LAND

MARCHDYKE COTTAGE

Marchdyke is a traditional brick built cottage under a tiled roof. The property has been adequately maintained, however would benefit from a cosmetic upgrade. The property in more detail briefly comprises:

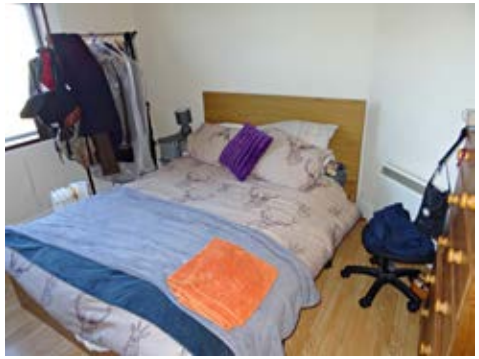
GROUND FLOOR

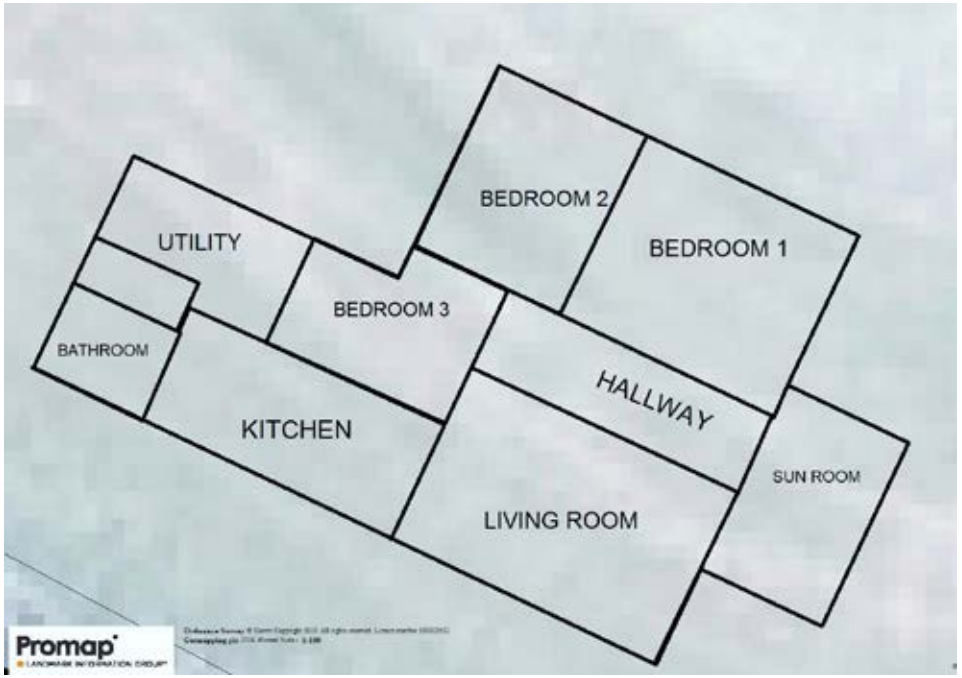
- **Front Entrance Porch** (2.9m x 1.83m)
- **Hallway/Utility**
- **Kitchen** (5.25m x 2.35m)
  Range of fitted floor and wall units, oven with extractor fan, electric hob, shelved pantry, breakfast bar.

- **Bathroom** (1.76m x 2.32m)
  With free standing shower, bath, WC, WHB, heated towel rail.
- **Living Room** (3.6m x 4.2m)
  With open fire.

- **Central Hallway**
- **Sun Room** (3.8mx2.6m)

- **Master Bedroom** (3.68m x 3.47)
- **Bedroom 2** (3.02m x 3.68m)
- **Bedroom 3 / Study** (2.41m x 2.23m)





SERVICES

- Mains water and electricity (prepaid meter)
- Private drainage
- Double-Glazed windows
- Electric storage heaters
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

Garden Grounds
Detached garage with up and over door, recently re-clad agricultural sheds with electricity and water laid in. Enclosed garden grounds around the cottage. Private driveway.

Grazing Paddock
Located to the south of the dwelling house is a single grazing paddock extending to about 2.17 acres. This paddock is suitable for equestrian or agricultural usage.

LOT 2 (coloured blue on the sale plan)
ABOUT 55.84 ACRES OF AGRICULTURAL LAND

THE LAND AT MARCHDYKE
The land amounts to some 55.84 acres contained within five field enclosures. The fields have good roadside frontage and at present are all down to and is grass for grazing and or silage. The land is mainly graded 3^2 on the Macaulay Land Capability Scale, as produced by the James Hutton Institute and is capable of growing a wide range of cereal or forage crops.

The land is registered as an agricultural holding with a main location code and a Land Maintenance Form will be provided to the successful purchaser(s).

BASIC PAYMENT ENTITLEMENTS – IACS / SAF
The agricultural land has been allocated payment regions 1 and is classified as non LFASS. We are advised that the vendors are 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 2019 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Marchdyke benefits from 23.48 units of region 1 entitlements. 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 prior to the completion date, will be retained by the sellers, i.e. the 2019 Basic Payment, 2019 greening payment & LFASS.

The purchaser upon occupation of the subjects of sale will be required and be responsible to comply with the statutory management requirements and good agricultural and environmental conditions, as laid down within the cross compliance documentation 2019, this obligation expires on 31st December 2019.

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, **Brodies LLP** for a definitive list of burdens subject to which the property is sold. However, we would draw your attention to:

COUNCIL TAX
Band C

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.

ENTRY & VACANT POSSESSION
Immediately upon completion.

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 form 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.

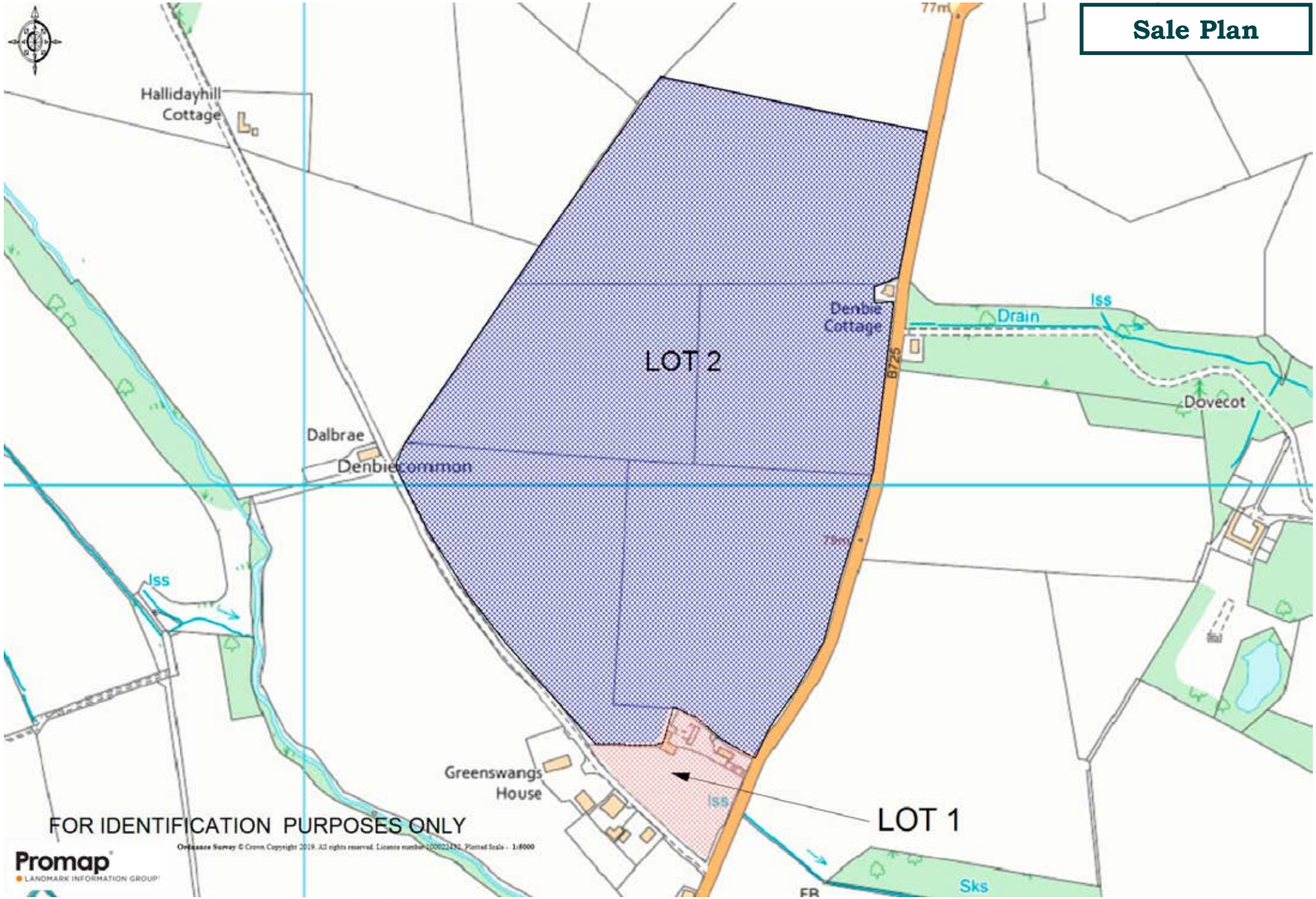
IMPORTANT NOTICE

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 March 2019

Sale Plan


Hallidayhill Cottage
LOT 2
Denbie Cottage
Drain
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Dovecot
Dalbrae
Denbiecommon
B725
Iss
Greenswangs House
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LOT 1
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