



GROBDALE OF GIRTHON

Laurieston, Castle Douglas, Dumfries & Galloway, DG7 2PZ

In total about 65 acres (26.30 ha)



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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Gatehouse of Fleet 4.5 miles, Laurieston 6 miles, Castle Douglas 12 miles, Dumfries 29 miles, Carlisle 63 miles

A VERY WELL MAINTAINED SMALL FARM / LIFESTYLE PROPERTY LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITHIN THE STEWARTRY AREA OF DUMFRIES & GALLOWAY

- MODERNISED TRADITIONAL TWO STOREY FARMHOUSE
- TRADITIONAL AND MODERN FARM STEADING (MAY HAVE DEVELOPMENT POTENTIAL)
- SMALL FISHING LOCHAN
- ABOUT 59 ACRES (19.29 HECTARES) OF GRAZING LAND
- EPC RATING – D (60)

IN TOTAL ABOUT 65 ACRES (26.30 HECTARES)



VENDORS SOLICITORS

Mrs Karen Baird
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502 764
Email: karen@hallbaird.co.uk
Web: www.hallbaird.co.uk



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



JOINT SELLING AGENTS

CKD Galbraith
120 King Street
Castle Douglas
DG7 1LU
Tel: 01556 505 346
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Web: www.ckdgalbraith.co.uk

INTRODUCTION

Grobdale of Girthon is situated about 6 miles west of Laurieston and 4.5 miles east of the busy tourist destination of Gatehouse of Fleet. The property lies in an unspoilt rural location with views over the rolling hills of the Stewartry area of Dumfries & Galloway.

Gatehouse of Fleet provides a primary school, community centre, hotels, post office, bank, chemist, doctor's surgery, coffee shops, and two small supermarkets. A popular tourist spot, there is a keen sense of community within the town, with the annual Gatehouse Gala and Midsummer Music festival being particular highlights of the year. A wider range of shops, supermarkets and services can be found in the surrounding towns of Kirkcudbright, Castle Douglas and Newton Stewart, with the regional centre of Dumfries offering the West of Scotland University Campus, a major hospital (with a new Hospital currently under construction), a range of high street shops, retail parks and large supermarkets.

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 courses, the closest being within Gatehouse of Fleet.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan at Stranraer. The international airport of Prestwick is about 59 miles and Glasgow airport about 92 miles from the property.

This small farm / lifestyle property offers the successful purchaser to live in an area of outstanding natural beauty and to develop the farm to either accommodate small scale agricultural or indeed a tourist based enterprise. **Given the diversity of the vernacular buildings, there may exist the opportunity develop further residential accommodation, subject to the normal planning regulations.**

DIRECTIONS

From the A75, take the road signed Gatehouse of Fleet (B796). Once in Gatehouse of Fleet Turn right, sign posted Laurieston and follow this road for approximately 4 miles and Grobdale of Girthon is sign posted at a track on the left hand side, this track leads 1 mile to the property. Alternatively, from Laurieston take the western road (C13) sign posted for Gatehouse of Fleet and follow this road for about 5 miles and the same track can be found on the right 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 PRICE

Offers for Grobdale of Girthon are sought in excess of £460,000.

VIEWING

By appointment with the **joint selling agents**:



Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 502701

Email: enquiries@threaverural.co.uk

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PARTICULARS OF SALE

THE FARMHOUSE

Grobdale of Girthon is a traditional 2 storey farmhouse under a slate roof. The property has been completely refurbished and benefits from central heating throughout along with underfloor heating on the ground floor. The property is in excellent decorative order throughout and occupies an elevated site within its own garden grounds with open views over the surrounding hills. The property provides comfortable family accommodation over two floors as follows:

GROUND FLOOR



- **Vestibule Hall**
Window to side, underfloor heated slate tiled floor continuing throughout the ground floor.
- **Cloakroom**
Sliding door, half tiled walls, corner wash hand basin, WC.
- **Kitchen**
Modern fitted floor and wall units, Rangemaster Elan stove (gas hob & electric double oven), central island with breakfast bar, integrated dishwasher & large fridge.
- **Living Room**
Fireplace with reclaimed timber fire surround and mantle, housing multi-fuel stove.
- **Conservatory**
Double glazed windows overlooking garden and yard, double doors open to rear patio.





- **Utility Room**
Fully fitted floor and wall units, storage cupboard, oil fired boiler, plumbed for automatic washing machine, door to patio area.
- **Dining Room**
Fireplace with granite surround and mantle, housing Esse Dragon multi-fuel stove with back boiler.



- **Stair leading to:**

FIRST FLOOR

- **First Floor Landing**
Reading area, two large Velux windows and steps leading to central first floor hallway.
- **Double Bedroom 1**
Double bedroom with window overlooking front paddock and lochan.

- **Bathroom**

Bath, shower cubicle with electric shower, WC, WHB, half tiled walls, window overlooking garden.



- **Double Bedroom 2**

With window overlooking front paddock and lochan.

- **Double Bedroom 3**

With window overlooking front paddock and lochan.

- **En-Suite shower room**

Shower with tiled walls, mains power shower, WC, wall mounted wash hand basin, tiled wall, extractor fan.

- **Office / Hobby Room**

With large Velux window overlooking garden and open fronted cupboard with hot water tank and shower pump. Pine airing shelves, built-in corner unit with cupboards below. Restricted head height due to sloping ceiling.

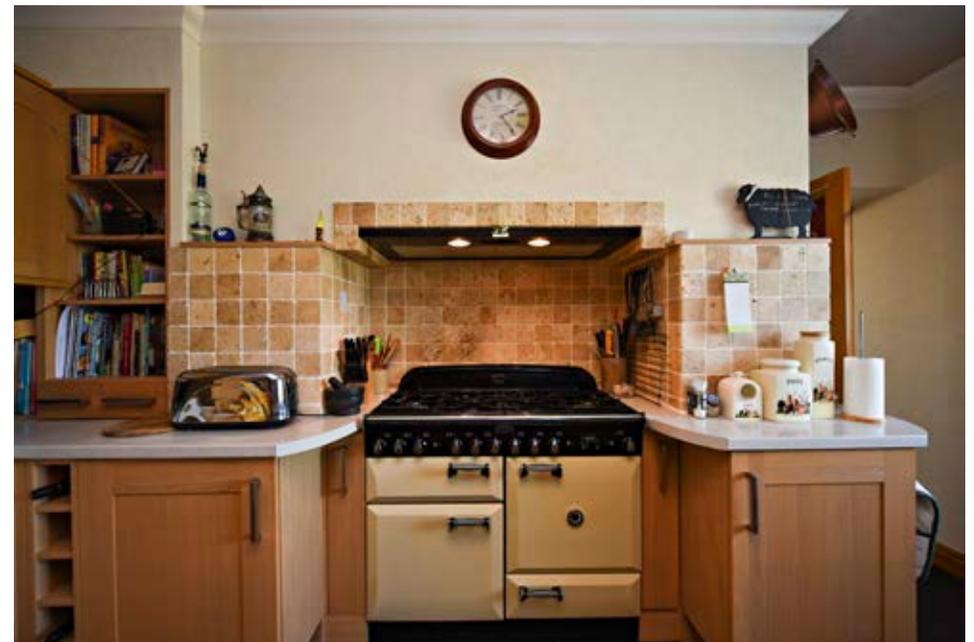
OUTSIDE

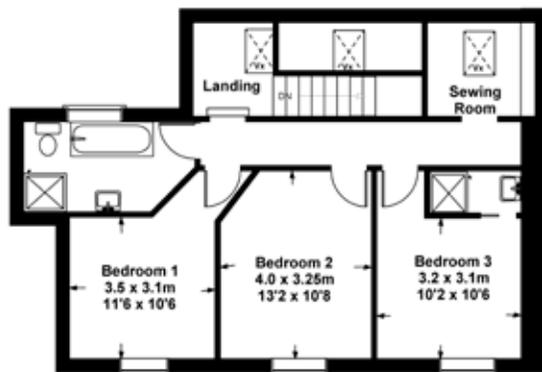
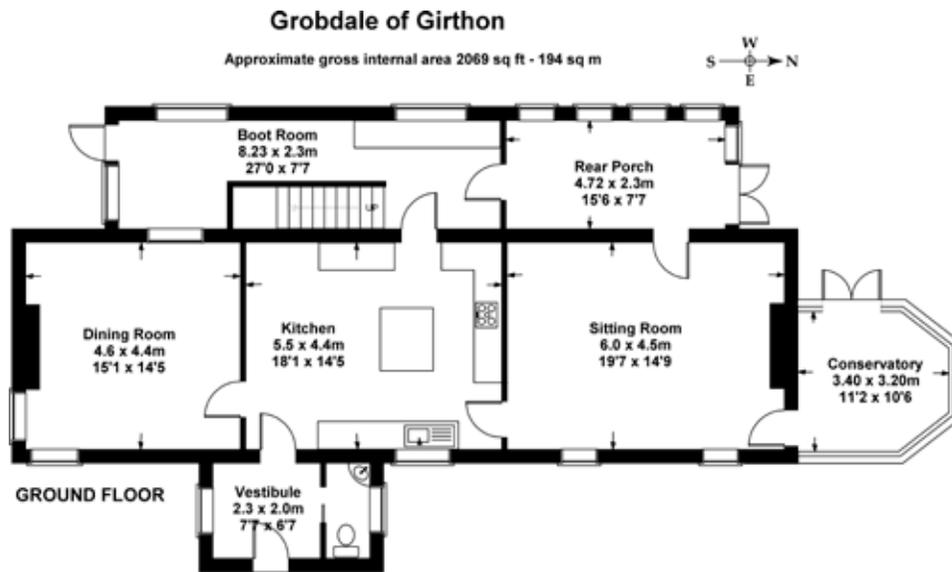
Traditional farm courtyard with the restored traditional buildings of stone under pitch slate roofs, parking and turning area leading to the house. A slate path and patio leads around the house to an area immediately adjacent to the rear with terraced flower beds leading to an area of lawn with borders of flowering shrubs and perennials, raised bed garden area with herb garden, soft fruits and vegetables gates to fenced-in orchard with large variety of fruit trees and chicken house.

There are two timber garden sheds, one acting as a chicken coop, and the other as a potting shed, with steps returning down to the rear patio and side of the house. Poly Tunnel.

SERVICES

- Private water
- Mains electricity
- Private drainage
- Oil fired central heating system throughout
- Ground floor underfloor heating
- Satellite broadband





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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THE FARM STADING

- **Former Dairy** (10.4m x 4.7m)
Traditional stone building under a pitch slate roof with concrete floor and central drainage channel. Dividing wall and door through to an area of 5.5m x 4.7m (recently reroofed to a very high standard)
- **Garage** (7.8m x 4.7m)
With loft and store over, a room at one end partially plaster boarded with electric power and window to gable end. (recently reroofed to a very high standard)

Traditional Byre (recently reroofed to a very high standard) **Containing:**

- **Chicken House** (4.4m x 4.6m)
- **Timber Store** (3m x 4.6m)
- **Freezer Room** (5.5m x 4.6m)

- **Log Store** (6m x 4.6m)
- **Separate Detached Chicken House & Pen** (3.7m x 3.6m)
Concrete walls under pitch slate roof, with power and water.

We are of the view that some of these buildings could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with Dumfries & Galloway Councils present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect.

- **General Purpose Shed** (17.7m x 11.5m)
Box profile cladding under fibre cement roof, concrete shutter walls, concrete floor. The shed contains a mezzanine (10.3m x 4.1m), accessed via a staircase.
- **Nissen Hut 1** (18m x 7m)
Curved corrugated iron, concrete floor, electric power and water. Equipped with pens, automatic waterers and feeding stations.
- **Nissen Hut 2** (9m x 7.2m)
Earth floor, curved corrugated with half block walls with cattle crush and area for sheep handling, including a self-locking yoke gate just outside the doors.



THE LAND

The lands of Grobdale of Girthon extend in total to about 65 acres (26.30 hectares), to include the areas occupied by the farmhouse, steading, access roads, etc. The land lies within ten clearly defined field enclosures within a ring fence and is classified as LFASS.

The land is suitable for small scale agricultural / sporting purposes and within the area is a small lochan, which we understand has been stocked with trout. The agricultural land is registered with the Agricultural Food & Rural Communities – Rural Payments & Inspections Division, with a main location code of 495/0002.

The land is predominantly down to permanent grass with the inclusion of mowing land, the farm has the ability to be self-sufficient in home grown forage.



BASIC PAYMENT ENTITLEMENTS

The holding has benefitted from some 13.57 units of Region 1 and 8.95 units of Region 2 entitlement. The vendors will use their best endeavours to transfer any and all available entitlements.

LESS FAVOURED AREA SUPPORT SCHEME (LFASS)

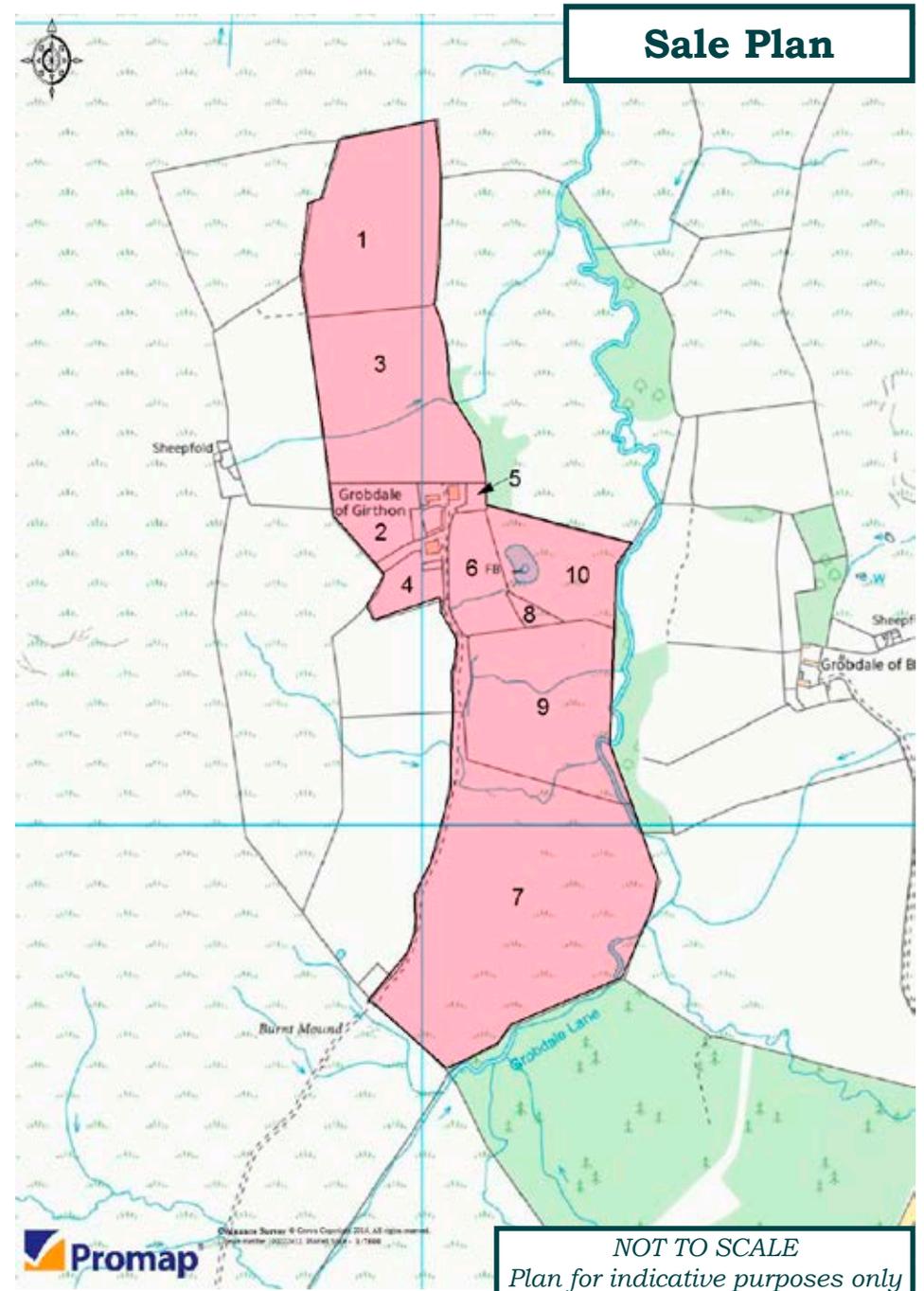
Grobdale of Girthon lies within a Less Favoured Area.

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.



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, **Mrs Karen Baird** for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

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 October 2016
Some photographs taken May 2016**





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