

# TODHILLMUIR FARM

Lochmaben, Lockerbie, Dumfriesshire, DG11 1TD



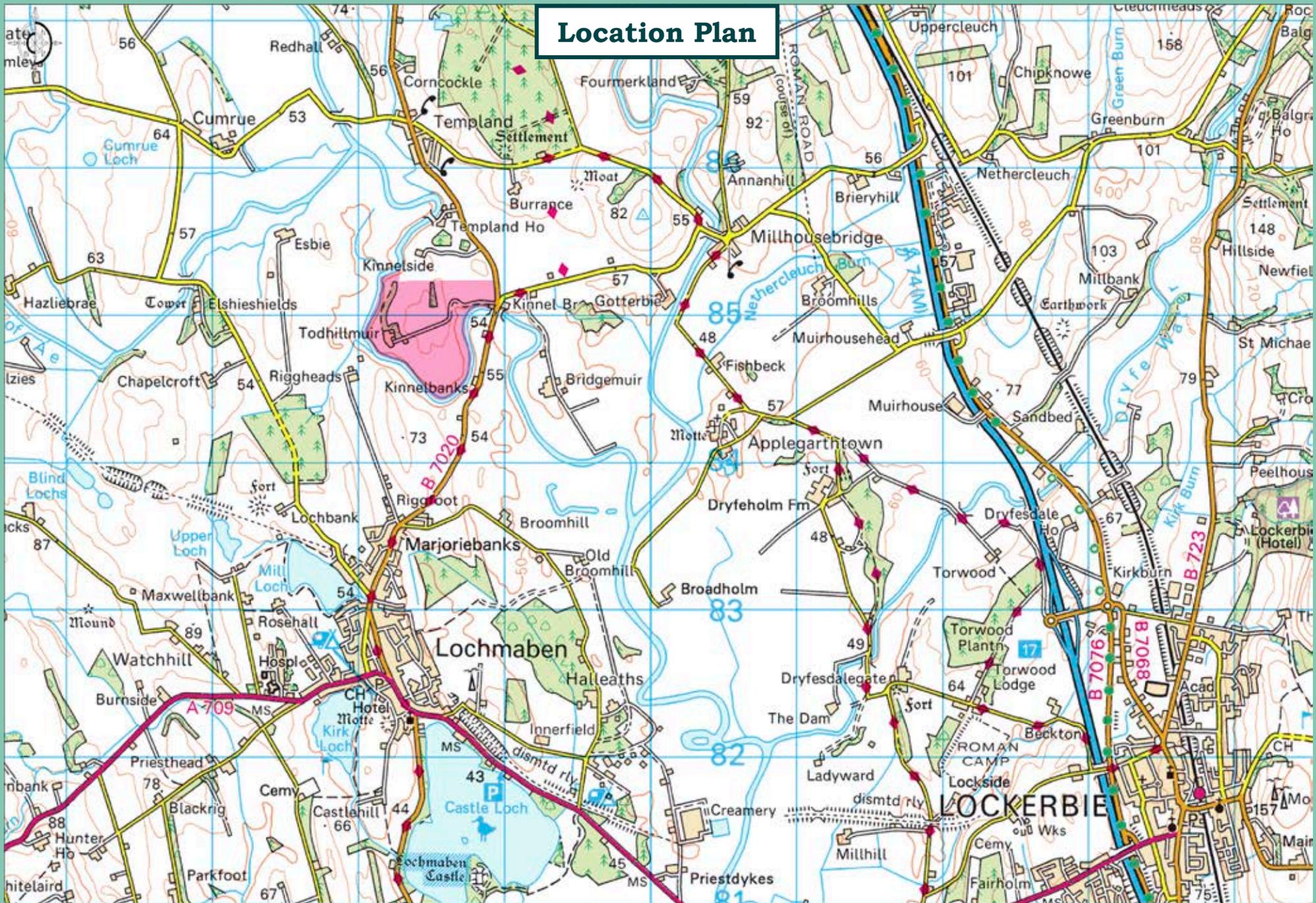
In all about 120.68 acres (48.84 ha)



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



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NOT TO SCALE  
Plan for indicative purposes only

# TODHILLMUIR FARM

**LOCHMABEN, LOCKERBIE, DUMFRIESSHIRE, DG11 1TD**

Lochmaben 1.5 miles, Lockerbie 5 miles, Dumfries 9 miles, Carlisle 33 miles

## **A PRODUCTIVE STOCK REARING AND FEEDING FARM SITUATED IN STUNNING RURAL SURROUNDS YET WITHIN CLOSE PROXIMITY TO MAJOR ROAD LINKS**

- TRADITIONAL DUMFRIESSHIRE 2 STOREY FARMHOUSE (4 BEDROOMS)
- FARM BUNGALOW (3 BEDROOMS)
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE GRAZING & MOWING LAND
- 44.06 UNITS OF BASIC PAYMENT (REGION 1)
- FARMHOUSE EPC RATING – G (12)
- FARM BUNGALOW EPC RATING – E (48)
- RIPARIAN FISHING RIGHTS

IN TOTAL ABOUT 120.68 ACRES (48.84HA)

**FOR SALE PRIVATELY AS A WHOLE**

### **VENDORS SOLICITORS**

Mr Steve Williams  
McJerrow & Stevenson  
55 High Street  
Lockerbie, DG11 2JJ  
Tel: 01576 202123

Email: [enquiries@mcjerrowstevenson.co.uk](mailto:enquiries@mcjerrowstevenson.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](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Todhillmuir Farm occupies a rural location yet within a mile the Royal Burgh of Lochmaben and M74 interchange. The elevated position of the farmhouse allows the property stunning views of the country side and hills beyond. Although being on the edge of the town you have easy access to the Burgh of Lochmaben and all its amenities, enjoying both the benefits of rural and town living

The Burgh of Lochmaben lies at the heart of Annandale, and offers easy access to the Regional centre of Dumfries, only some 9 miles distant which offers a full range of professional services along with local and national retailers, recreational and leisure facilities, retails parks, 18 hole golf course, tennis courts, bowling green, sailing club and primary school.

Other local amenities 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.

Todhillmuir boasts excellent communications and commuting links with both Glasgow and Edinburgh a little over an hour's drive north, 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, etc. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Todhillmuir is an exceptional agricultural / residential farm lending itself and indeed having enormous potential for basing any agricultural enterprise. The farm benefits from a traditional farmhouse, farm bungalow, modern and traditional farm buildings woodland riverbank and about 111 acres of agricultural land.

## DIRECTIONS

From Lochmaben town centre follow the B7020 north for about 1½ miles and Todhillmuir 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 PRICE

Offers for Todhillmuir are sought in excess of: £1,000,000

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



# PARTICULARS OF SALE

## TODHILLMUIR FARMHOUSE

The farmhouse occupies an elevated site and offers picturesque open views over the surrounding countryside. The dwelling is traditionally stone built under a slated roof over two storeys'. The property would benefit from a degree of cosmetic modernisation and repair, but at present offers comfortable family accommodation over two floors, as follows:

### GROUND FLOOR

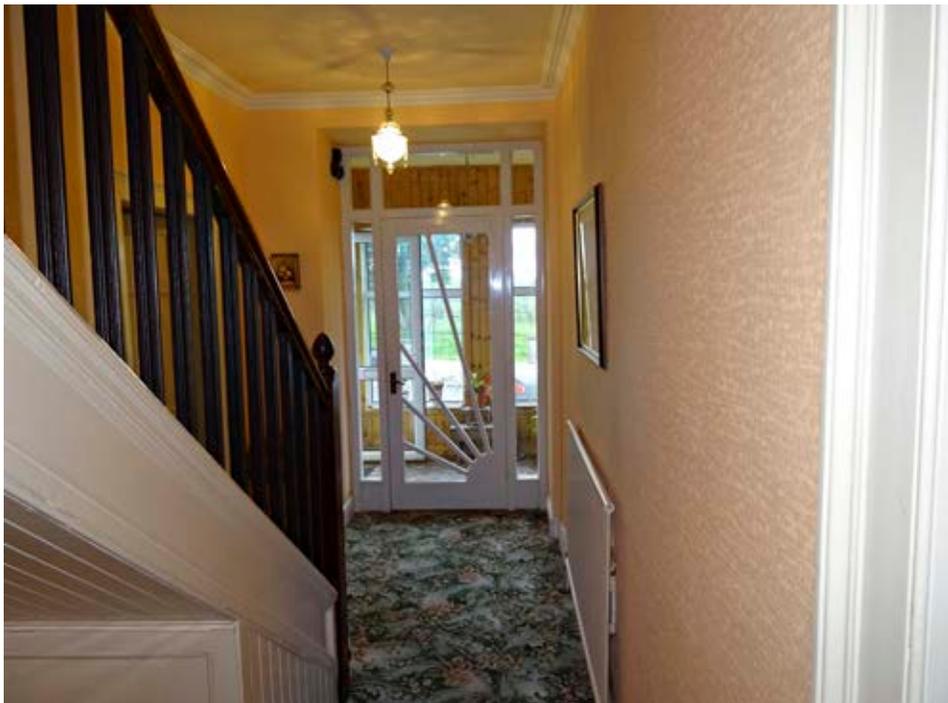
- **Front Door Porch**  
Tiled floor, double glazed.
- **Central Hallway**  
A bright, wide hallway with staircase off to first floor.
- **Sitting Room** (5.88m x 4.14m)  
With bay window, open fire, original cornice.



- **Living Room** (5.76m x 4.69m)  
With bay window, feature fireplace.
- **Reading Room / Office** (3.65m x 3.43m)
- **Inner Hallway** (2.96m x 1.7m)  
With built-in cupboard.



- **Cloakroom**  
WC, WHB.
- **Dining Room** (4.23m x 4.55m)  
With built-in cupboard housing hot water tank.
- **Butler's Pantry**
- **Kitchen** (2.81 x 3.02)  
Fitted floor and wall units, double aspect windows, door to yard.



## FIRST FLOOR

- **Large 'T' Shaped Landing**  
With built-in cupboard.
- **Double Bedroom 1** (4.54m x 4.01m)  
With walk-in cupboard, window to the front.



- **Double Bedroom 2** (4.27m x 3.72m)  
With en-suite off.
- **En-suite**  
Free standing shower cubicle, WC, WHB, built-in cupboard.
- **Family Bathroom** (2.98m x 2.38m)  
WC, WHB, bath.

- **Double Bedroom 3** (4.5m x 3.8m)  
With window to the front.
- **Double Bedroom 4** (2.8m x 3.91m)  
Double aspect windows, WHB.

#### OUTSIDE

Large mature garden grounds surround the dwelling, which are mostly laid down to lawned areas with some mature shrubs.

#### 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.
- 

#### TODHILLMUIR FARM BUNGALOW



The farm bungalow is situated within the farm boundary and is of brick built construction, rendered under a slated roof. The property benefits from its own enclosed garden grounds with off road parking. The property offers comfortable family accommodation, as follows:

- **Back Door Porch**
- **Utility Room** (3.25m (max) x 4.03m (max))  
Plumbed for automatic washing machine, sink & drainer.
- **Living Room** (5.36m x 4.90m (max))  
'L' shaped living room with glazed door to outside, open fire.



- **Kitchen** (3.10m x 3.66m)  
Fitted floor and wall units, double sink & drainer, double aspect windows.
- **Dining Room** (2.66m x 3.33m)  
With window to the front.



- **Central Hallway**  
With built-in cupboard.
- **Double Bedroom 1** (3.29m (max) x 1.45m))  
Window to the rear, built-in cupboard
- **Family Bathroom** (3.29m (max) x 1.45m))  
With three piece suite, free standing shower cubicle.
- **Double Bedroom 2** (3.71m x 3.30m)  
Built-in cupboard, window to the rear.
- **Double Bedroom 3** (3.33m x 3.21m)  
Double aspect windows.

#### **OUTSIDE**

Large garden grounds surround the property, mainly laid to lawns and mature shrubs,

#### **THE FARM STEADING**

The buildings are of both modern and traditional construction, which at present are mainly utilised for cattle housing and general storage. We have numbered each steading building and this can be cross referenced with the steading plan, which forms part of these particulars. The steading briefly comprises:

- **GP Agricultural Shed (1)**  
Of brick construction with box profile cladding, sub-divided and currently utilised as equestrian stabling.
- **Agricultural Shed (2)**  
Of block built construction encompassing grain store, bins, bruiser, currently utilised as general storage and workshop.
- **Agricultural Shed (3)**  
Split for loose housing with feed passage, & large internal silage pit.
- **Slatted Cattle Shed (4)**  
Of block built construction with feed passage.
- **Dutch Barn in Five Bays (5)**

- **General Purpose Shed (6)**  
Of corrugated iron construction in 2 bays, currently utilised as stabling.
- **General Purpose Shed (7)**  
Of concrete portal construction, big six roof with lean-to's off.
- **Traditional Midden**
- **General Purpose Shed (8)**  
Of brick built construction, utilised as general storage.



### THE LAND

Todhillmuir extends in total to about 120.68 acres (48.84 Ha), including the areas occupied by the farmhouse, bungalow, steading, yards, woodland, access roads, riverbank etc.

The holding features 13 specific field enclosures which are currently all down to grass for grazing and conservation. The land is classified as predominantly yield classes 3&4 of the Macaulay Institute for Soil Research (Land Capability Study).

The land is self-sufficient in home grown forage and 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 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 2017 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Todhillmuir benefits from 44.06 entitlements with an illustrative unit value of €170.64 (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 (2017 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 Steve Williams** for a definitive list of burdens subject to which the property is sold.

### **COUNCIL TAX**

Todhillmuir Farmhouse: Band G

Todhillmuir Farm Bungalow: 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**

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, etc. Any valuation required will be carried out by Threave Rural Ltd. whose opinion will be final and binding to both vendor and purchaser.

### **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 including riparian fishing rights .

### **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 2017***

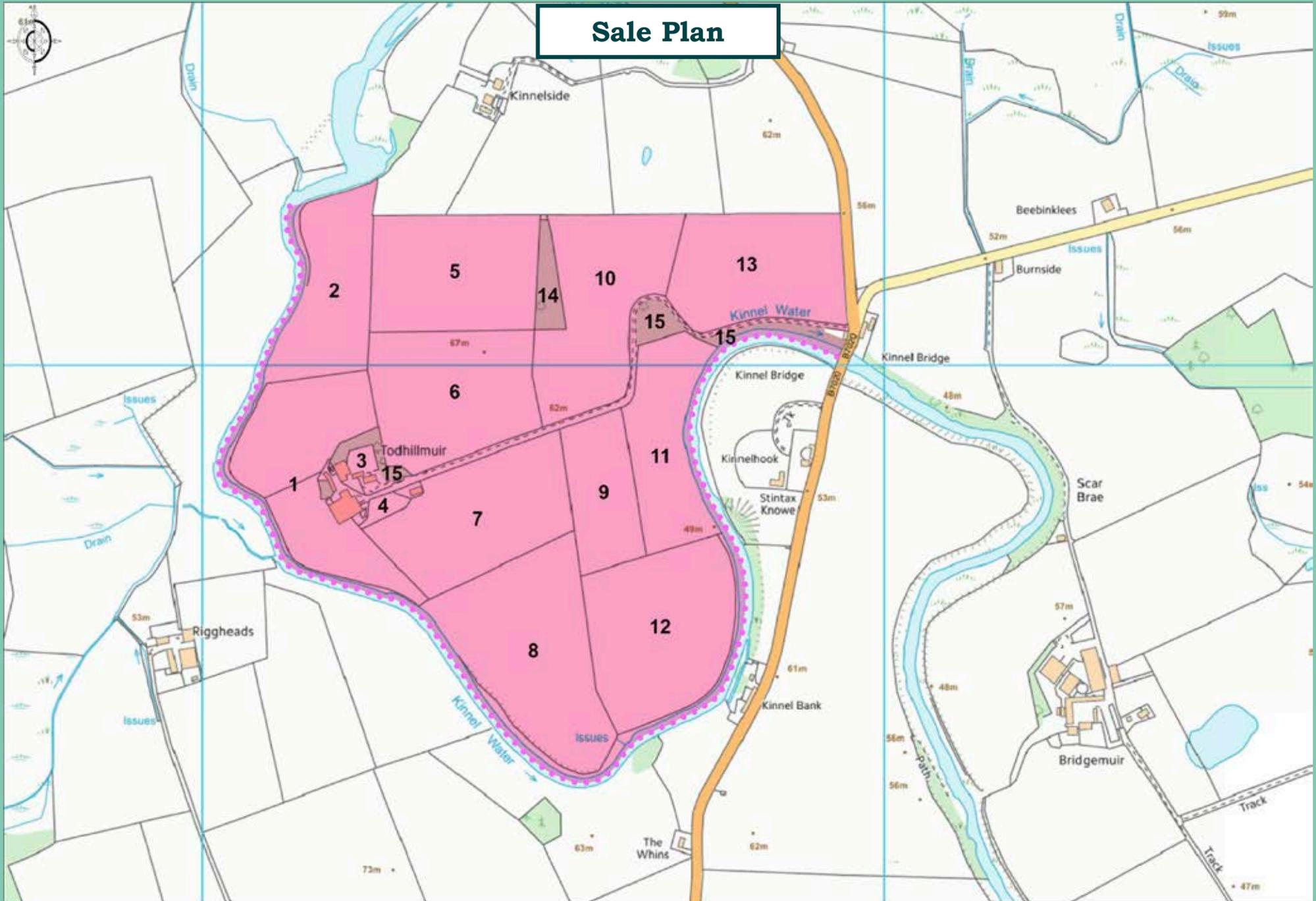
Field Number	Area (Ha)	Region or Description
1	4.39	1
2	2.96	1
3	0.15	1
4	0.19	1
5	4.12	1
6	4.29	1
7	4.18	1
8	5.62	1
9	2.11	1
10	4.25	1
11	2.88	1
12	4.97	1
13	3.97	1
14	0.49	Woodland
15	2.41	Road, Woods, Steading, Dwellings etc
	1.86	Riverbank etc
	<b>Total: 48.84 Ha (120.68 Acres)</b>	

**BPS Entitlement 2017** Region 1 – 44.06 (Indicative Value 2016 €170.64 (Euros))

### **Disclaimer**

While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about 120.68 Acres (48.84 Ha) is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by examination of the farm and extermination of the titles.

# Sale Plan



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**NOT TO SCALE**  
*Plan for indicative purposes only*

