

TOWNHEAD OF GLENGABER

Dunscore, Dumfries, Dumfries & Galloway, DG2 0JQ

A desirable residential equestrian/agricultural smallholding

In all about 3.41 acres



THREAVE RURAL

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

Location Plan



NOT TO SCALE
Plan for indicative purposes only

TOWNHEAD OF GLENGABER

Dunscore, Dumfries, Dumfries & Galloway, DG2 0JQ

Dumfries 7 miles, Carlisle 40 Miles, Glasgow 69 Miles, Edinburgh 70 Miles.

**A DESIRABLE RESIDENTIAL EQUESTRIAN / SMALL SCALE AGRICULTURAL HOLDING SITUATED IN
A SECLUDED RURAL YET CONVENIENT LOCATION WITH STUNNING VIEWS.**

- TRADITIONAL 4 BEDROOM FARMHOUSE
- EXTENSIVE RANGE OF TRADITIONAL OUTBUILDINGS
- SHELTERED GRAZING LAND
- EPC – F(28)

IN ALL ABOUT 3.41 acres

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr Iain McDonald
Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



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

Townhead of Glengaber is conveniently located about 7 miles Northwest of the busy market town of Dumfries in Southwest Scotland. The dwelling occupies an elevated site with far reaching views over the Nith Valley, Solway Firth and the Lake District.

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 primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices. Primary education is available both at Dunscore and Holywood, which are villages within easy reach of the property. Dunscore further boasts a newly built Health Centre as well as a shop and Local community run Public House .

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

Townhead of Glengaber is a registered agricultural smallholding and it benefits from a sub-location code. The property would lend itself to small scale agricultural or equestrian purposes. Given the type of vernacular buildings, there may be scope to develop some type of tourist based industry, however any interested parties should make their own enquiries in this respect.

DIRECTIONS

From the Dumfries exit the A75 on the Dumfries bypass follow the A76 signed Kilmarnock then turn left at Holywood village on to the B729 signed Dunscore and Moniaive. Continue on the B729 for about 3.25 miles and turn left just past Newhouse on to the unclassified road which leads to Townhead of Glengaber 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 Townhead of Glengaber are sought in excess of: £270,000

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



PARTICULARS OF SALE

TOWNHEAD OF GLENGABER DWELLING HOUSE

Townhead of Glengaber is a dwelling of traditional construction under a slate roof occupying an elevated site within its own garden grounds with open views. The accommodation is arranged over 2 floors and in more detail briefly comprises:

GROUND FLOOR

- **Back Door Porch** (1.85m x 1m)
- **Kitchen** (4.56m x 3.44m (max))
Modern floor and wall units, double aspect windows, stainless steel sink and drainer, plumbed for automatic washing machine.



- **Dining Room** (4.95m x 4.24m)
Double aspect windows, oil fired Rayburn.



- **Office / Snug** (3.12m x 2.88m)
- **Central Hallway**
With staircase off.
- **Front Door Porch**
- **Living Room** (5.01m x 3.67m)
Open fire with feature fire surround.

FIRST FLOOR

- Upper Hallway



- **Double Bedroom 1** (4.96m x 3.64m)
- **Single Bedroom 2** (2.43m x 3.58m)
- **Family Bathroom** (1.98m x 2.50m)
Three piece suite with Mira electric shower over bath, partial respatex cladding.

- **Double Bedroom 3** (4.57m x 3.48m)
- **Double Bedroom 4** (3.69m x 3.90m)



SERVICES

- Mains water and electricity.
- Private drainage.
- Electric night storage heaters.
- The telephone line is installed subject to the normal BT regulations.

GARDEN GROUNDS

Townhead of Glengaber has south facing elevated garden grounds, which are mainly laid down to lawns with mature shrubs. The grounds benefit from stunning views. There is an attached garage to the rear of the property, which houses the oil tank.



THE OUTBUILDINGS

Townhead of Glengaber benefits from an extensive range of traditional stone built byres and barns. The steading is configured in a classic courtyard manner with an adjacent yard. The steading briefly comprises:

- **Stables with loft above**
- **Former byres for 10 & 16**
- **Loose box**
- **Calving box**
- **Barn with loft above**
- **Former dairy**
- **Cart sheds**
- **Workshop**
- **Dilapidated former roundhouse**
- **Four-bay hayshed.**

These buildings could well have development opportunities given that they are of a vernacular type, which is consistent with the Dumfries & Galloway Council local structure plan however any interested parties should make their own enquiries in this respect.





THE LAND

Townhead of Glengaber extends in total to about 3.407 acres including the areas occupied by the farmhouse, yard, garden grounds, etc. The land at present is down to grass for grazing and benefits from a stone built field shelter. The land is registered with the AFRC-RPID with a sub-location code.



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 Iain McDonald, Gillespie Gifford & Brown** for a definitive list of burdens subject to which the property is sold. However, it is noted that a servitude right of access exists over the roadway between points 'A' & 'B' on the sale plan, which forms part of these particulars.

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 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

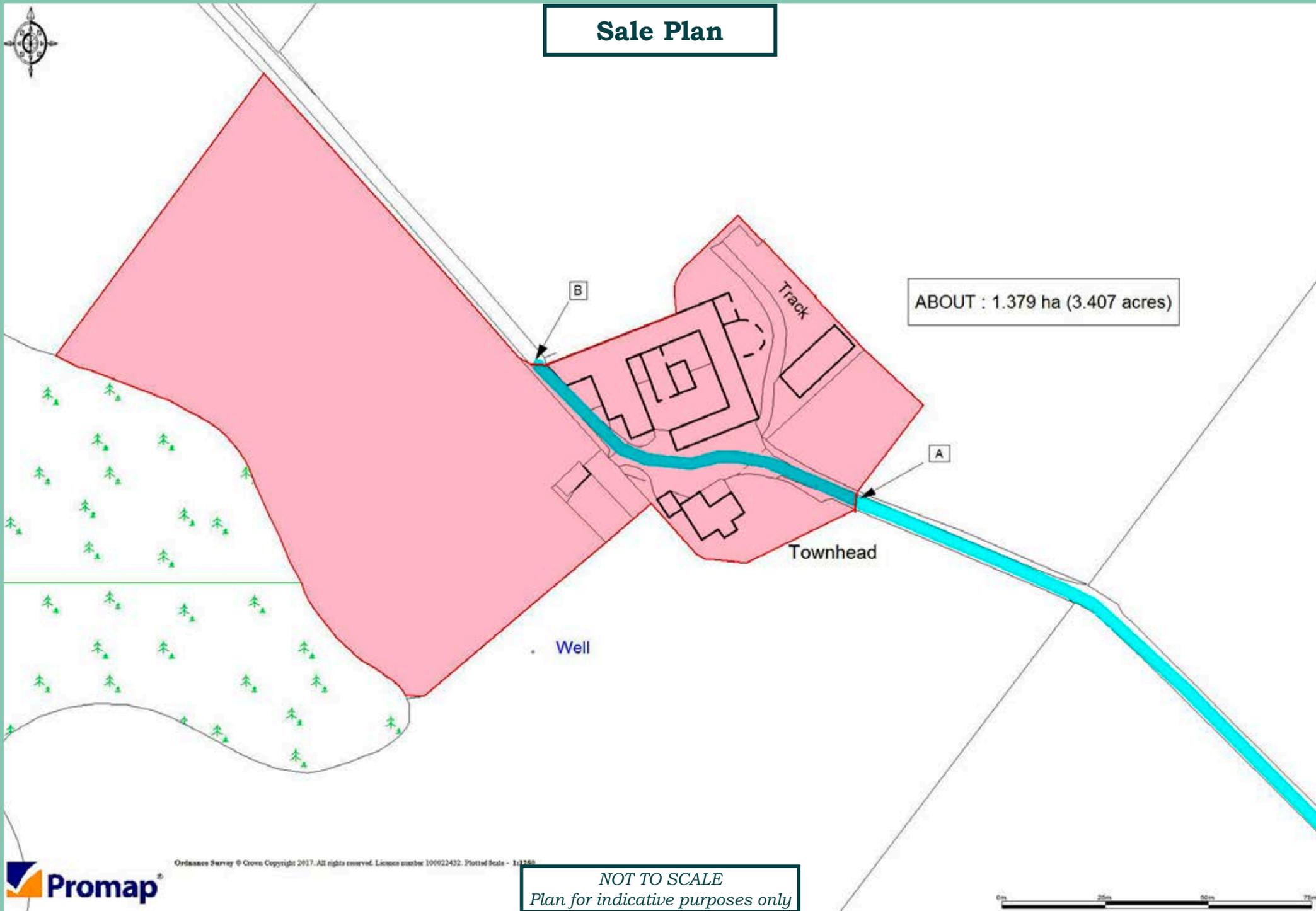
Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

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 2017



Sale Plan



ABOUT : 1.379 ha (3.407 acres)

B

A

Townhead

Track

Well

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NOT TO SCALE
Plan for indicative purposes only



