

WESTER PARKGATE FARM

Parkgate, Dumfries, DG1 3NN

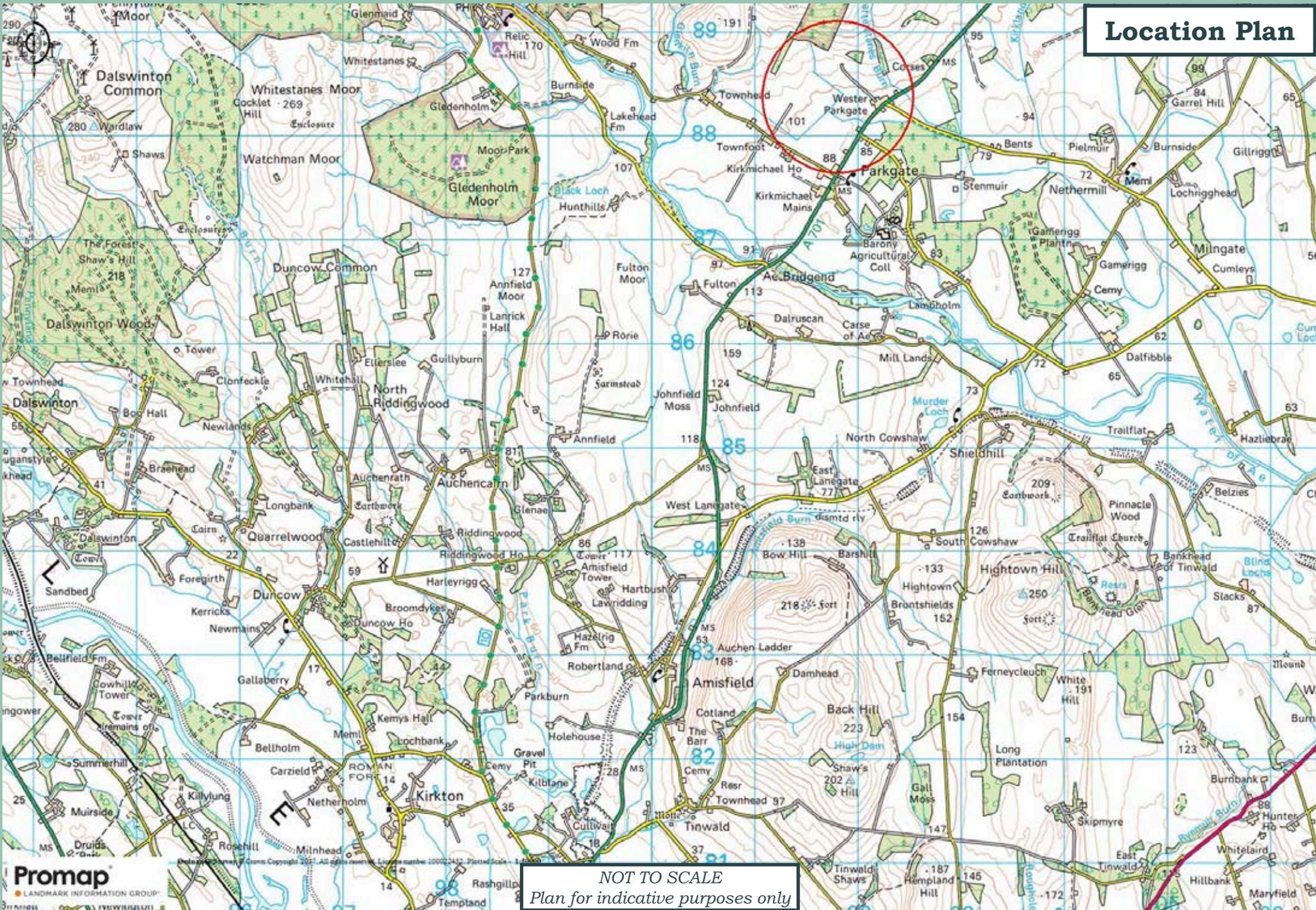
In all about 141.09 acres (57.1Ha)



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

WESTER PARKGATE FARM

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Dumfries 8 miles, Lockerbie 9.5 miles, Moffat 12 miles, A74 (M) 10 miles, Edinburgh 70 miles, Glasgow 67 miles

A PRODUCTIVE STOCK REARING AND FEEDING FARM SITUATED AT PARKGATE IN DUMFRIES & GALLOWAY WITHIN CLOSE PROXIMITY TO MAJOR ROAD LINKS

- TRADITIONAL DUMFRIESSHIRE 2 STOREY FARMHOUSE (4 BEDROOMS)
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE GRAZING & MOWING LAND
- BASIC PAYMENT (REGION 1 – 39.02 UNITS) (REGION 2 – 12.67)
- FARMHOUSE EPC RATING – E52

IN ALL ABOUT 141.09 ACRES (57.1HA)

FOR SALE PRIVATELY AS A WHOLE OR IN 2 LOTS

VENDORS SOLICITORS

Sharon Fyall
John Henderson & Son
8 Bank Street
Dumfries, DG1 2NS
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Email: info@jhslaw.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

Wester Parkgate Farm is situated near the village of Parkgate just off the A701 and only about 10 miles distant from the A74 (M). The property occupies an elevated site and benefits from views of the countryside and hills beyond.

Wester Parkgate is an exceptional stock rearing farm, which the current owners have successfully bred outstanding Charollais for the best part of 30 years. The farm benefits from a traditional farmhouse, modern and traditional farm buildings and about 138.89 acres of agricultural land.

The nearest services are located at the busy market town of Dumfries, some 8 miles distant, 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 at Nethermill Primary, only 1 mile from the property with secondary education available at Lockerbie. The Barony Agricultural College is located less than 1 mile away.

Wester Parkgate 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 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.

DIRECTIONS

From Dumfries follow the A701 north for about 8 miles and Wester Parkgate 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 or in two lots.

GUIDE PRICE

Offers for Wester Parkgate are sought in excess of

LOT 1: £220,000

LOT 2: £540,000

AS A WHOLE: £760,000

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

LOT 1 (coloured pink on the sale plan)

WESTER PARKGATE FARMHOUSE

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

GROUND FLOOR

- **Rear Hallway** (3.65m x 1.18m)
With doors off to walk-in cupboards, office and cloakroom.
- **Cloakroom**
With WC, WHB and free standing shower cubicle.



- **Kitchen** (4.11m x 4.50m)
Modern fitted floor and wall units, induction hob with cooker hood over, built-in electric oven, stainless steel sink and drainer, double aspect windows, integrated white goods.
- **Living Room** (5.06m x 4.32m)
With wood burning stove, double aspect windows, shelving alcove.



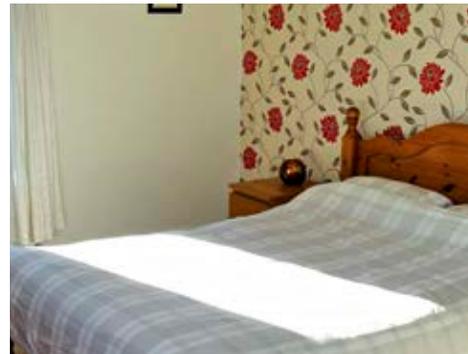
- **Central Hallway** (4.96m x 3.36m)
Large central hallway, door off to front door porch, window to the rear.
- **Staircase to First Floor**
- **Sitting Room** (4.91m x 4.26m)
With window to the front, tiled fireplace, display alcove.



FIRST FLOOR

- **Upper Hallway**
Window to the rear and side.

- **Double Bedroom 1** (4.91m x 4.29m)
With window to the front.
- **Double Bedroom 2** (3.33m (max) x 3.65m))
Window to the front
- **Double Bedroom 3** (4.90m x 4.24m)
Window to the front.
- **Double Bedroom 4** (2.35m x 3.44m)
Window to the side.



- **Family Bathroom** (3.41m x 1.71m)
WC, WHB, bath, freestanding shower cubicle with Mira shower, window to the rear.

OUTSIDE

Large mature garden grounds to the front of the property, which are mostly laid down to lawned areas with some mature shrubs.

SERVICES

- Oil fired central heating system (new boiler recently fitted)
- Mains water and electricity
- Private drainage
- Fully UPVC double glazed
- The telephone line is installed subject to the normal BT regulations.

TRADITIONAL FARM STEADING

Along with lot 1 is a range of traditional farm buildings. These are mainly of stone built construction and may lend themselves to various uses. They are arranged in a classic courtyard layout and it is noted if the farm is sold in lots, a new access will have to be established at the eastern edge.



THE LAND

Adjacent and to the west of the dwelling house are located three paddocks / field enclosures totalling 0.92 hectares (2.27 acres). The land is adequately fenced and watered and would lend itself to any small scale equestrian or agricultural usage. The area occupied by Lot 1, to include the areas occupied by the steading, garden grounds, etc. amounts to some 3.21 acres (1.30 hectares)

LOT 2 (coloured blue on the sale plan)

Lot 2 comprises of the modern farm steading along with about 55.8 hectares (137.88 acres) of agricultural land to include woodland, access track and some rough grazing. The property briefly comprises:

THE MODERN FARM STEADING



The buildings are of mainly modern construction, with three of the four sheds being recent additions to the farm. The steading briefly comprises:

- **Steel Portal Shed (120ft x 40ft)**
With ventair box profile cladding, fibre cement roof and concrete floor, currently utilised as a sheep shed.
- **Lambing Shed (75ft x 35ft)**
Of steel portal construction with box profile cladding, fibre cement roof.
- **Feed Shed (40ft x 20ft)**
Of steel portal construction under a fibre cement roof with box profile cladding.
- **Hay Shed (75ft x 35ft)**
With full-length lean-to off.



THE LAND

Lot 2 of Wester Parkgate extends in total to about 137.88 acres (55.80 Ha), including the areas occupied by the steading, yards, woodland, access roads, etc.



The holding features 14 specific field enclosures which are currently all down to grass for grazing and conservation (silage), or in stubble after a cereal crop. The land is classified as predominantly yield classes 3 & 4 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute. Field no 8 is classified as Region 2 with the remainder Region 1.

The land is self-sufficient in home grown forage and capable of any type of livestock production or cropping.

BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment regions '1 & 2' (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 2017 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Wester Parkgate benefits from 39.02 units of region 1 and 12.67 units of region 2 entitlements with an illustrative unit values of €158.69 & €85.07 (Euros) respectively. 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, **Sharon Fyall** for a definitive list of burdens subject to which the property is sold. However, we would respectfully draw to your attention, if the property is sold in two lots a secondary access to lot 2 will be re-established with all necessary servitudes and pertinent rights.

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

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 NOV 2017

LOT 1 (Coloured pink on the sale plan)		
PLAN NUMBER.	AREA (HA)	REGION
14	0.29	1
16	0.22	1
17	0.41	1
A	0.38	House, yard, etc.
TOTAL	1.30 hectares (3.21 acres)	

LOT 2 (Coloured blue on the sale plan)		
PLAN NUMBER.	AREA (HA)	REGION
1	1.85	Woodland
2	3.61	1
3	5.84	1
4	5.67	1
5	5.46	1
6	5.17	1
7	3.97	1
8	14.08	2
9	3.48	1
10	1.10	Woodland
11	2.40	1
12	0.52	1
13	0.35	1
15	1.79	1
B	0.51	Steading, Roads, etc.
TOTAL	55.8 hectares (137.88 acres)	

Sale Plan

