



BLACKCLEUGH FARM

Eaglesfield, Lockerbie, Dumfriesshire, DG11 3AQ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

BLACKCLEUGH FARM

Eaglesfield, Lockerbie, Dumfriesshire, DG11 3AQ

Annan 6 miles, Lockerbie 9 miles, Dumfries 19 miles, Carlisle 21 miles, Edinburgh 82 miles, Glasgow 80 miles

A STOCK REARING AGRICULTURAL HOLDING LOCATED IN A SOUGHT AFTER LOCATION WITHIN DUMFRIES & GALLOWAY

- TRADITIONAL FARMHOUSE (REQUIRES FULL REFURBISHMENT)
- MODERN & TRADITIONAL FARM STEADING (REQUIRES MAINTENANCE)
- ABOUT 153 ACRES OF AGRICULTURAL LAND
- ABOUT 22.5 ACRES OF AMENITY WOODLAND (REDSTONES WOOD)
- 30.63 BASIC PAYMENT ENTITLEMENTS(Region 1)
- CONVENIENTLY LOCATED CLOSE TO MAJOR ROAD NETWORKS (10 MINUTE DRIVE TO A74 (M))
- EPC – G (16)

IN ALL ABOUT ACRES 175.48 ACRES (71.01HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Steve Williams
McJerron & Stevenson
55 High Street
Lockerbie
DG11 2JJ
Tel: 01576 202123



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

Blackcleugh Farm is situated about 6 miles from the town of Annan and only a 10 minute drive to the A74 (M). The property occupies an elevated site and benefits from views over the surrounding countryside. Blackcleugh Farm was a highly productive stock rearing and feeding farm at one time. It has, through circumstances, been almost abandoned and the holding would afford any purchaser the opportunity to bring the land and indeed the farm back to its previous productive status.

The property benefits from a traditional farmhouse and steading, although both are in need of remedial works and refurbishment. The farm has enormous sporting potential, given that the Redstones Wood is included in the sale.

Blackcleugh is situated on the outskirts of the village of Eaglesfield, which lies about 6 miles from Annan. Eaglesfield benefits from a primary school, Post Office & village shop and a local inn. The property is well placed to access all major road links for those commuting both North and South. The busy town of Annan provides a wider range of essential and professional services, along with a thriving High Street with primary and secondary schooling available. Nearby Dumfries offers further education choices within the Crichton University Campus.

Blackcleugh boasts excellent communication and commuting links with both Glasgow and Edinburgh a little over an hour's drive north and with the A74(M) 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 Annan, Lockerbie & Dumfries, 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

The directions can be followed using 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 Blackcleugh Farm are sought in excess of: £420,000

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



BLACKCLEUGH FARMHOUSE

This traditional farmhouse occupies an elevated site and offers picturesque open views over the surrounding countryside. The farmhouse is of traditional brick-built construction under a slated roof, set over two floors. The farmhouse has been uninhabited for some time and requires full refurbishment.

The accommodation within the property very briefly comprises:

GROUND FLOOR

- **Rear Entrance Porch**
- **Inner Hallway**
- **Utility Room**
- **Central Hallway**
- **Living Room**



FIRST FLOOR

- Double Bedroom 1
- Double Bedroom 2
- Bathroom

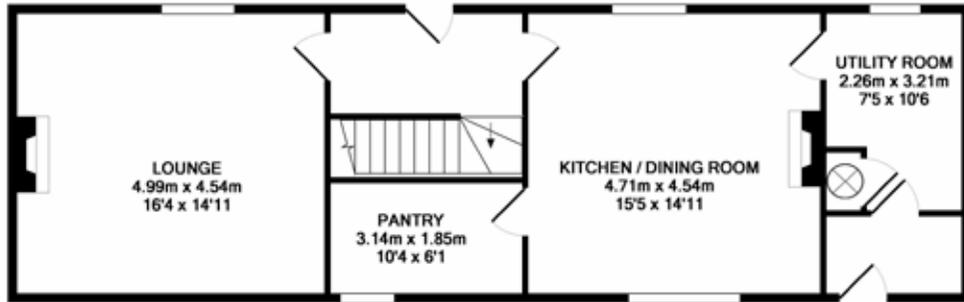


SERVICES

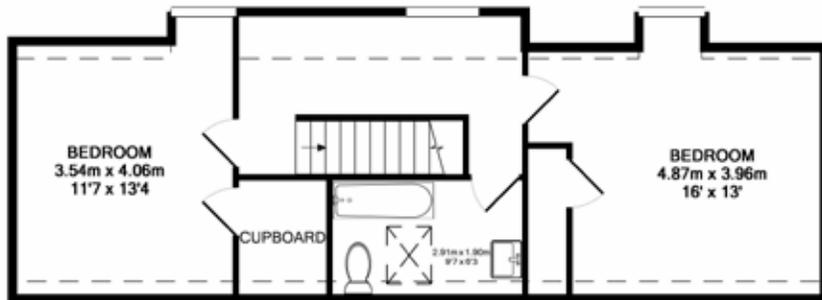
- Solid fuel central heating system
- Mains water and electricity
- Private drainage

OUTSIDE

Garden grounds to the front of the property with a hardstanding area to the rear of the farmhouse leading to parts of the steading buildings.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE FARM STEADING

The agricultural steading comprises of a traditional range of barns & byres, along with some portal structures. The buildings require some remedial works but are fit to overwinter livestock. An overview of the steading is contained within these particulars.



THE LAND

Blackcleugh extends in total to about 175.48 acres (71.01Ha), including the areas occupied by the dwelling house, steading, yards, access roads, Redstone wood, etc. The land is contained within specific field enclosures and is all down to grass for grazing. It should be noted that the land has been under grazed for some time and there is an encroachment of rushes to some of the field parcels. However, this is a recent management problem and the land, in the past, has been highly productive and we are informed that Blackcleugh was self-sufficient in home-grown forage. An Aerial photograph from three years ago is included in these particulars.

THE WOODLAND

To the immediate south of Blackcleugh farmhouse is about 22.5 acres of mixed amenity woodland with roadside access.



BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment region 1 and is classified as 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).

Given that the former tenancy of this holding has been relinquished, the sellers will use their best endeavours to transfer any and all Basic Payment Entitlements held on this land 30.63 units Region 1.

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, McJerrrow & Stevenson, for a definitive list of burdens subject to which the property is sold. However, the following matters are noted:

1. A lease for a small area of land adjacent to the public highway has been entered into with Scottish Power Renewables. This area is merely for road realignment for any windfarm development. The lease was entered into in 2016 and expires in 2049. The area in question is marked on the sale plan, which forms part of these particulars.
2. Wayleaves in favour of Scottish Power exist over the subjects.



COUNCIL TAX
Farmhouse: 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

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, fuel, 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.

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

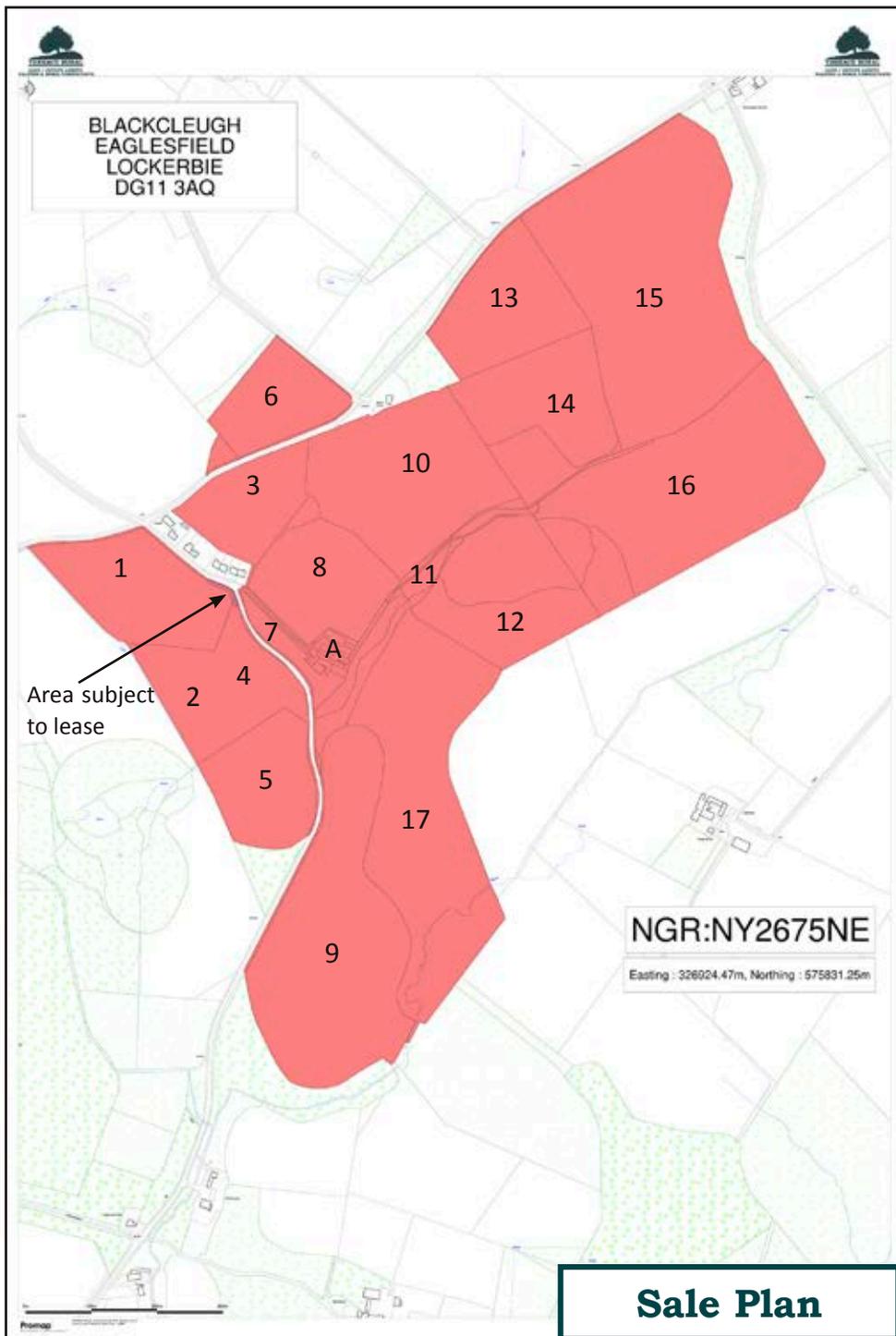
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

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 April 2019



Field No'	Area (Ha)
1	3.39
2	2.20
3	2.17
4	0.89
5	2.62
6	2.23
7	0.54
8	2.94
9	8.19
10	5.46
11	0.65
12	3.92
13	3.18
14	3.98
15	10.46
16	8.38
17	8.83
A	0.98

Disclaimer

While the sole agents have made every effort to check and verify the extent of the land, no warranty is given that the advertised acreage of about **71.01Ha (175.48acres)** is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by inspection of the farm and examination of the titles.

BPS Entitlement on Eligible Land Claimed 2019

Region 1 – 30.63 Units (Indicative Value 2019 €160.66 (Euros))

