



# SUMMERFIELD FARM

Cummertrees, Annan, DG12 5PZ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



NOT TO SCALE  
Plan for indicative purposes only

# SUMMERFIELD FARM

**Cummertrees, Annan, DG12 5PZ**

Dumfries 11 miles, Annan 6 miles, Carlisle 28 Miles, M6 Junction at Gretna 14 miles, Glasgow 80 miles

## FORMER AGRICULTURAL SMALLHOLDING IN A SOUGHT AFTER LOCATION OF DUMFRIES & GALLOWAY

- TRADITIONAL CATEGORY C LISTED, FIVE BEDROOM FARMHOUSE (REQUIRES FULL REFURBISHMENT)
- DILAPIDATED FARM STEADING (MAY HAVE DEVELOPMENT POTENTIAL)
- ABOUT 34.12 ACRES OF AGRICULTURAL LAND
- CONVENIENTLY LOCATED CLOSE TO MAJOR ROAD NETWORKS
- EPC – G (17)

**FOR SALE PRIVATELY AS A WHOLE OR IN TWO LOTS**

**IN ALL ABOUT 35.03 ACRES (14.18 HECTARES)**

### VENDORS SOLICITORS

Henderson & McKay  
35 High Street  
Lockerbie  
DG11 2JP  
Tel: 01576 202137



### 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

Summerfield is conveniently located about 6 miles from the busy town of Annan and about 11 miles from the regional centre of Dumfries.

Summerfield is a former agricultural smallholding occupying an elevated site with far reaching views over the Solway Firth. The property affords the opportunity to develop an agricultural, equestrian or any other tourist-based enterprise in a rural yet accessible area of Dumfries & Galloway.

Summerfield Farmhouse requires full refurbishment and the dilapidated steading requires replacement. That said, some of the traditional stone buildings could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with the Dumfries & Galloway Council's present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect.

The busy town of Annan, only a short drive from the property, boasts all essential and professional services, along with a thriving High Street with primary and secondary schooling available. A wider range of services can be found at nearby Dumfries, which also offers further education choices within the Crichton University Campus.

Summerfield boasts excellent communications and commuting links with both Glasgow and Edinburgh a little over an hour's drive north and 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 Annan, Lockerbie & Dumfries, which run a full timetable of services both north and south. The main bus route from Dumfries to Carlisle passes along the B724.

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 is 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.

## DIRECTIONS

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 PRICES

### LOT 1

Farmhouse, agricultural buildings & paddocks in all about 6.15 acres  
Offers in excess of: **£170,000**

### LOT 2

About 28.88 acres of agricultural land  
Offers in excess of: **£120,000**

### AS A WHOLE

Offers in excess of: **£290,000**

## 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

**LOT 1** (coloured pink on the sale plan)

## SUMMERFIELD FARMHOUSE

Summerfield Farmhouse is a traditional brick-built dwelling under a slated roof, set over three floors. The farmhouse is a sizeable property which has been uninhabited for some time, requiring full refurbishment. (NB The dwelling house is C listed)

The property in more detail very briefly comprises:

### GROUND FLOOR

- Front Entrance Porch
- Central Hallway
- Living Room
- Sitting Room
- Inner Hallway
- Kitchen
- Bathroom

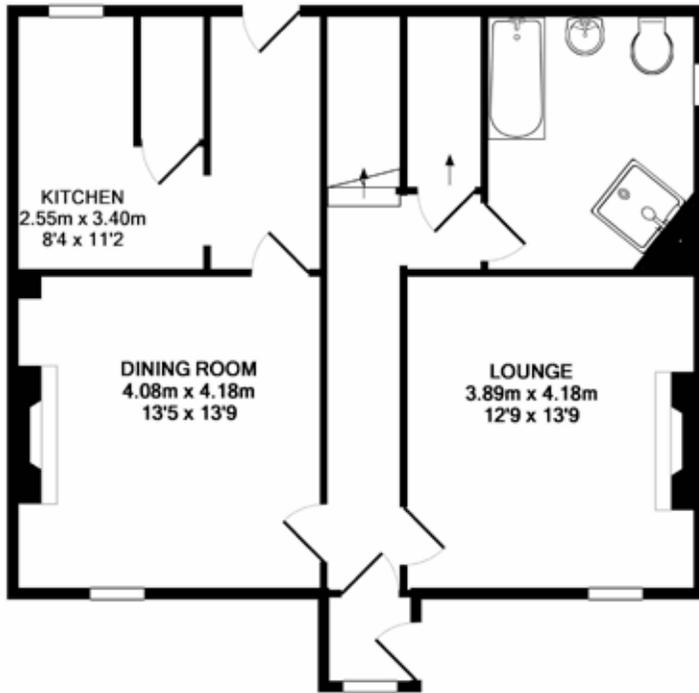
### FIRST FLOOR

- Single Bedroom 1
- Double Bedroom 2
- Double Bedroom 3
- Double Bedroom 4

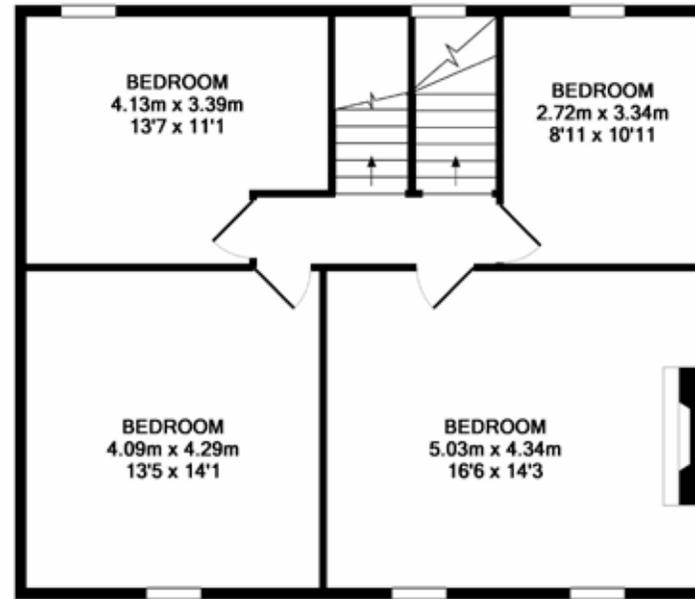
### SECOND FLOOR

- Double Bedroom 5
- Box Room 1
- Box Room 2



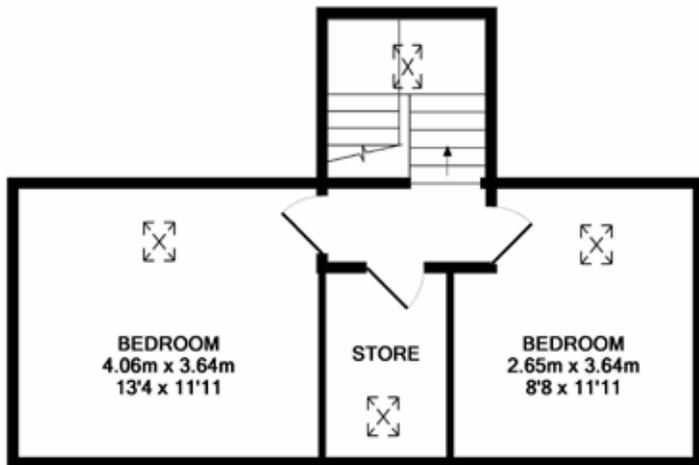


GROUND FLOOR



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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ATTIC FLOOR

## SERVICES

- Mains water and electricity
- Private drainage
- Oil fired central heating (requires reinstated)

## OUTSIDE

The property is accessed via its own private driveway. There are garden grounds to the front of the dwelling with the steading courtyard to the rear.



## AGRICULTURAL STEADING

The agricultural steading is in a poor state of repair and comprises of a range of stone built barns and byres, along with a more useful general purpose shed, which at present is utilised for fodder storage and lambing shed.

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



## GRAZING PADDOCKS

Included in Lot 1 are two grazing paddocks, which amount to about 5.24 acres and are suitable for any agricultural or equestrian purpose. The fields are registered with the AFRC-RPID and are categorised as region 1.



## LOT 2 (coloured blue on the sale plan)

The land amounts to some 28.88 acres contained within a single block. The fields have good roadside frontage and at present are all down to and is grass for grazing and or silage. The land is mainly graded 3<sup>2</sup> on the Macaulay Land Capability Scale, as produced by the James Hutton Institute and is capable of growing a wide range of cereal or forage crops. The land is registered with the AFRC-RPID and is categorised as region 1.

## BASIC PAYMENT ENTITLEMENTS – IACS / SAF

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).

**For the avoidance of doubt there are no entitlements with either of the two lots. The purchasers(s) will upon completion will be provided with the necessary paperwork to transfer the holding with the AFRC-RPID.**

## 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, **Henderson & McKay** for a definitive list of burdens subject to which the property is sold.

## COUNCIL TAX

Band D

## APPORTIONMENT

The Council Tax and any other outgoing 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 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.



## ENTRY & VACANT POSSESSION

Immediately upon completion.

## 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*



**Sale Plan**

**LOT 1**

IN ALL ABOUT  
2.49HA (6.15ACRES)

**LOT 2**

IN ALL ABOUT  
11.69HA (28.88 Acres)

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