



CORSOCK FARM

Colvend, Dalbeattie, DG5 4NR



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

LAND AT OLD BUITTLE

CORSOCK FARM

NOT TO SCALE
Plan for indicative purposes only



CORSOCK FARM

Colvend, Dalbeattie, DG5 4NR

Dalbeattie 4 miles, Castle Douglas 10 miles, Dumfries 16 miles, Carlisle 54 miles, Glasgow 93 miles

A PRODUCTIVE STOCK REARING FARM LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITHIN DUMFRIES & GALLOWAY

- TRADITIONAL ONE & A HALF STOREY FARMHOUSE
- MODERN & TRADITIONAL STEADING BUILDINGS (FOR 600 HEAD)
- PRIVATE WATER (BOREHOLE)
- ABOUT 71 ACRES OF PRODUCTIVE GRAZING AND MOWING LAND
- BASIC PAYMENT ENTITLEMENTS
- EPC – F27

IN ALL ABOUT 72.20 ACRES (29.22 HECTARES)

VENDORS SOLICITORS

Hewats Solicitors
63 King Street
Castle Douglas
DG7 1AG
Tel: 01556 502391



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

Corsock Farm is situated a short drive from Dalbeattie within Dumfries & Galloway. The property lies within a secluded private location, surrounded by its own land. Corsock Farm benefits from a detached dwellinghouse, modern and traditional steading and about 71 acres of agricultural land. The sellers farm Corsock Farm in conjunction with a further block of agricultural land (about 65 acres), at Old Buittle near Dalbeattie. This land is also available for sale and a separate set of sales particulars can be obtained from Threave Rural

The dwellinghouse has been well-maintained and has undergone some internal improvements over the years. The property has recently been fitted with a satellite dish, providing a faster broadband connection. The property benefits from an area of easily maintained garden grounds to the front, which are neatly bound by dry stone dykes.

Corsock Farm has a range of modern and traditional farm buildings. We are informed that there is capacity for overwintering of about 600 cattle. The traditional steading may well have development potential, given that the conversion of these types of buildings to residential dwellings (change of use), is consistent with Dumfries & Galloway Councils present structure and local plans. **Prospective purchasers are advised to make their own enquiries in this respect.**

The lands of Corsock farm extend in total to about 72.20 acres to include the areas occupied by the dwelling houses, steading, access tracks, etc. The land has been utilised for grazing and fattening of cattle, along with the forage cropping for silage to allow other cattle to be overwintered for nearby larger producers.

The property lies within close proximity to Coastal villages where there are many artists and crafts people, with the well-known artist town of Kirkcudbright within easy driving distance. Kippford, affectionately known as 'The Scottish Riviera', is a popular tourist destination and particularly popular with yachtsmen utilising its safe anchorage at the marina. Countryside pursuits are available straight from the doorstep with beach and coastal walks in abundance. 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. Dalbeattie Forest benefits from one of the 7stanes world-class mountain biking trails, making it the ideal location for enthusiastic mountain bikers. In addition, there are golf courses at Sandyhills, Kippford and Dalbeattie. The championship course at Southernness is only a short drive from the farm.

A full range of local services can be found in the nearby town of Dalbeattie, with a new school providing education from nursery to secondary. The town also boasts a wide range of retail and professional services, along with a new medical centre and leisure facilities. The regional centre of Dumfries, only a 20-minute drive from Corsock Farm.

Communications to the area are good with the M74 providing access to the north to Glasgow and south to Carlisle and the M6. The ferry links to Northern Ireland run from Cairnryan in the west of Galloway. The international airports of Prestwick, Glasgow and Edinburgh are within a two-hour drive of the property. Dumfries railway station provides regular rail links, both north and south.

DIRECTIONS

From Dalbeattie take the B793 and then after about 3 miles take the right-hand fork signed Sandyhills. Follow this road for just over a mile and Corsock Farm is located on the right-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 Corsock Farm are sought in excess of £520,000



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

THE FARMHOUSE



The property benefits from a one and a half storey three-bedroom dwelling set under a slated roof. This traditional cottage has been well maintained over the years providing comfortable family accommodation, as follows:

GROUND FLOOR

- **Kitchen**

With a range of fitted floor and wall units, breakfast bar, sink and drainer, plumbed for dishwasher and automatic washing machine, built-in electric oven, halogen hob, window to the side, part glazed UPVC door to outside.



- **Living Room**

With open fire, window to the side.

- **Central Hallway**

With walk-in under stair cupboard and shelved airing cupboard.

- **Bathroom**

With bath, WC, WHB, window to the side, partially tiled.

- **Double Bedroom 1**

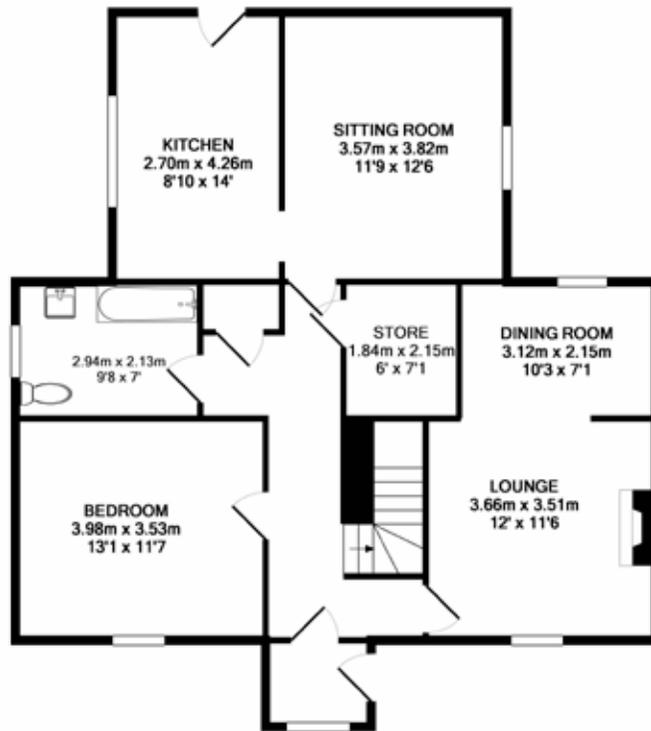
With flagstone floor, window to the front, part glazed UPVC door to outside.



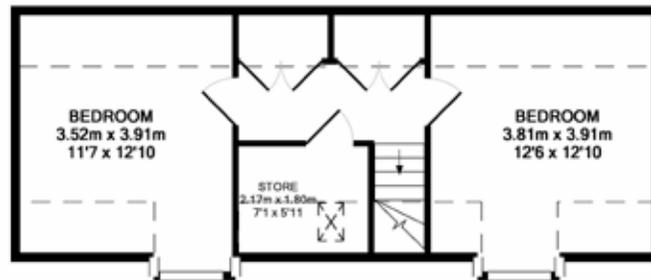
- **Sitting Room**
With open fire, windows to the front and rear.

FIRST FLOOR

- **Upper Landing**
With large walk-in storage cupboards and two built-in cupboards.
- **Double Bedroom 2**
With coombed ceiling, window to the front.
- **Double Bedroom 3**
With window to the front.



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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OUTSIDE

Easily maintained garden grounds to the front the property, which are bound by dry stone dykes. The hard-standing area within the courtyard at the rear provides parking for several vehicles.

SERVICES

- Private water (Borehole)
- Mains electricity
- Private drainage
- Oil fired central heating
- The telephone is installed subject to the normal BT regulations.

CORSOCK FARM STEADING

An extensive steading surrounds the yard with a mixture of modern portal structures and traditional barns and byres. A numbered aerial photograph is included within these particulars and can be referred to, along with this brief description.



- **Cubicle Shed (1)**
Of portal construction under a big six roof with overhang and feed barrier.
- **Cattle Shed (2)**
Of portal construction with adjoining feed store.
- **Feed Store (3)**
Of portal construction, block walls and box cladding, double height to the eaves.
- **Cattle Pens (4)**
- **Cubicle Shed (5)**
- **General Purpose Shed (6)**
- **Two Silage Clamps (7)**
- **Cubicle Shed (8)**
- **Lean-to Open Fronted Shed (9)**



- **Cattle Shed (10)**
Of steel portal construction under a fibre cement roof, feed passage and bedded pens.
- **Slurry Store (11)**
- **Redundant Anaerobic Digester (12)**
- **Cattle Shed (13)**
Of cantilever design with feed barrier.
- **Cattle Shed (14)**
Of cantilever design with feed barrier.
- **Range of Traditional Barns (15)**
- **Borehole & Pump House (16)**



The traditional buildings which may have development potential, given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with Dumfries & Galloway Councils present structure and local plans. **Prospective purchasers are advised to make their own enquiries in this respect.**

THE LAND

The lands of Corsock Farm extend in total to about 72.20 acres (29.22 hectares), to include the areas occupied by the farmhouse, steading, access roads, etc. The land lies within a ring fence and is classified as LFASS and is suitable for agricultural / equestrian and sporting purposes. It is noted that the agricultural land is registered with the Agricultural Food & Rural Communities – Rural Payments & Inspections Division, with a main location code of 499/0057. At present the land is all down to grass for grazing and conservation.



BASIC PAYMENT ENTITLEMENTS

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).

Corsock Farm benefits from 28.06 units of region 1 entitlements with an illustrative unit values of €160.66 (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 prior to the completion date, will be retained by the sellers, i.e. the 2019 Basic Payment, 2019 greening payment & LFASS.

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 **Hewats** for a definitive list of burdens subject to which the property is sold.

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 August 2019



Sale Plan

Field Number	Area (Ha)	Region or Description
1	2.02	1
2	2.61	1
3	2.34	1
4	2.76	1
5	2.43	1
6	0.12	3
7	2.65	1
8	2.95	1
9	7.47	1
10	2.86	1
11	1.01	Roads, Yards & Buildings

**Total: 29.22 Ha
(72.20 Acres)**

BPS Entitlement on Eligible Land Claimed 2019

Region 1 – 28.06 Units (Indicative Value 2019 **€160.66**(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 **29.22 Ha (72.20 acres)** 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.

