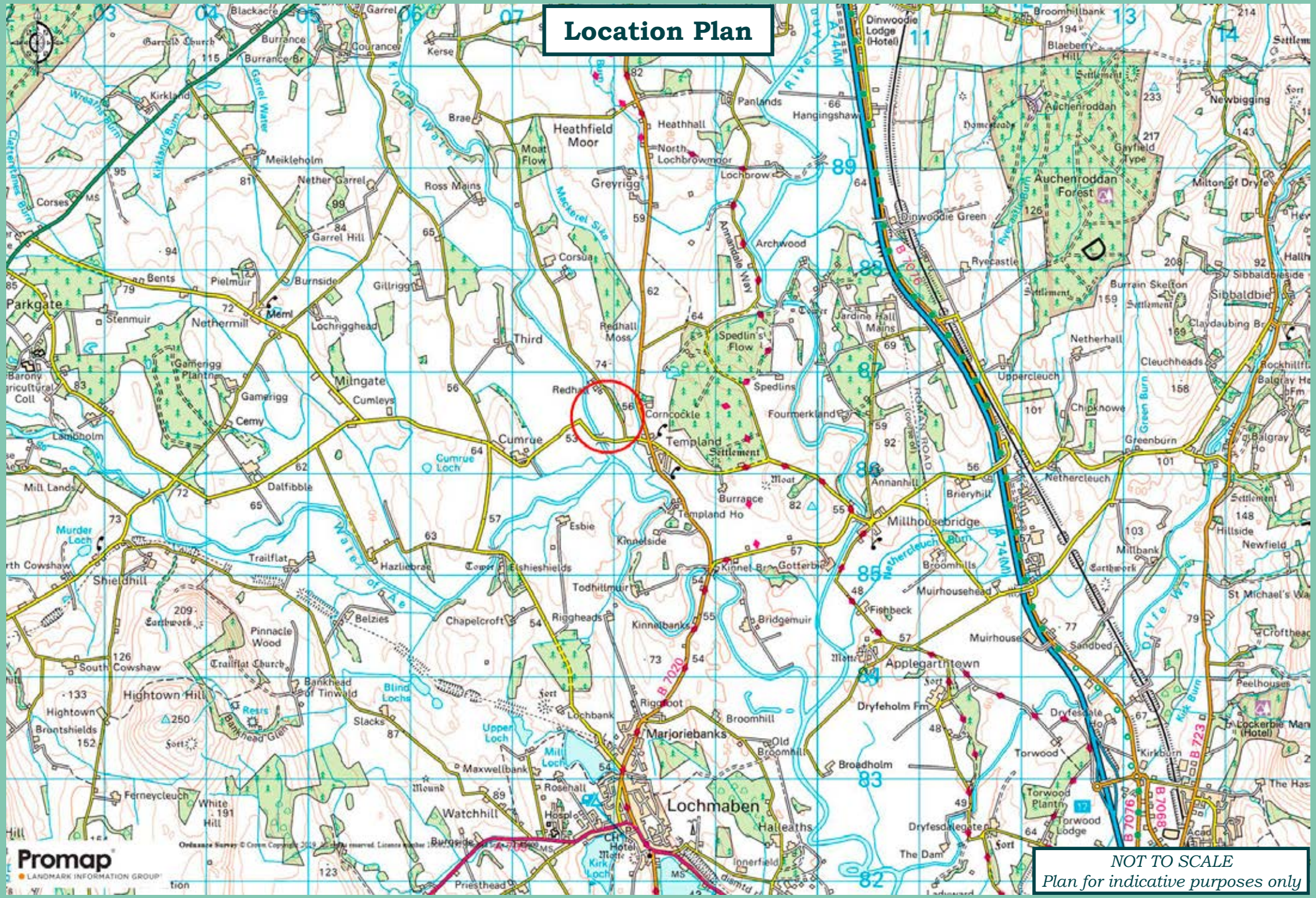
REDHALL FARM

Templand, Lockerbie, Dumfriesshire, DG11 1TQ

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

REDHALL FARM

Templand, Lockerbie, Dumfriesshire, DG11 1TQ

Lochmaben 3 miles, Lockerbie 6 miles, Dumfries 11 miles, Carlisle 34 miles, Glasgow 68 miles

A PRODUCTIVE STOCK REARING AND FEEDING FARM SITUATED IN STUNNING RURAL SURROUNDS YET WITHIN CLOSE PROXIMITY TO MAJOR ROAD LINKS

- TRADITIONAL DUMFRIESSHIRE FARMHOUSE (REQUIRING FULL REFURBISHMENT)
- RANGE OF TRADITIONAL FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE GRAZING & MOWING LAND
- 33.04 UNITS OF BASIC PAYMENT (27.32 REGION 1 & 5.72 REGION 2)
- FARMHOUSE EPC RATING – F (25)
- RIPARIAN FISHING RIGHTS

IN ALL ABOUT 82.93 ACRES (33.56 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Henderson & Mackay
35 High Street
Lockerbie, DG11 2J9
Tel: 01576 202137

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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

OnTheMarket.com

INTRODUCTION

Redhall Farm occupies a rural location yet only three miles from the Royal Burgh of Lochmaben and a similar distance from the M74 interchange.

Redhall Farm is productive agricultural stock rearing farm, which benefits from an attractive traditional stone-built farmhouse (requiring full internal refurbishment and modernisation), a traditional and modern steading and about 80 acres of agricultural land. The whole steading does require some maintenance and repair, however the traditional buildings could well have residential 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.

A range of local services can be found at nearby Lochmaben with Lockerbie providing a wider range of essential services to include leisure facilities, a modern health centre, a wide range of professional services as well as two national supermarkets. The regional centre of Dumfries offers the West of Scotland University Campus, a major new hospital, a range of high street shops, retail parks and large supermarkets.

Redhall Farm 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 English 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 Lochmaben town centre follow the B7020 north for about 3 miles and when in Templand Village, turn right and then first right and Redhall 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 Redhall 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

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PARTICULARS OF SALE

REDHALL FARMHOUSE

The farmhouse offers picturesque open views over the surrounding countryside and is traditionally stone built under a slated roof over one and a half storeys. The property does require full internal refurbishment and modernisation, but at present provides a blank canvas for any prospective purchaser to develop into a comfortable family home. The accommodation very briefly comprises:

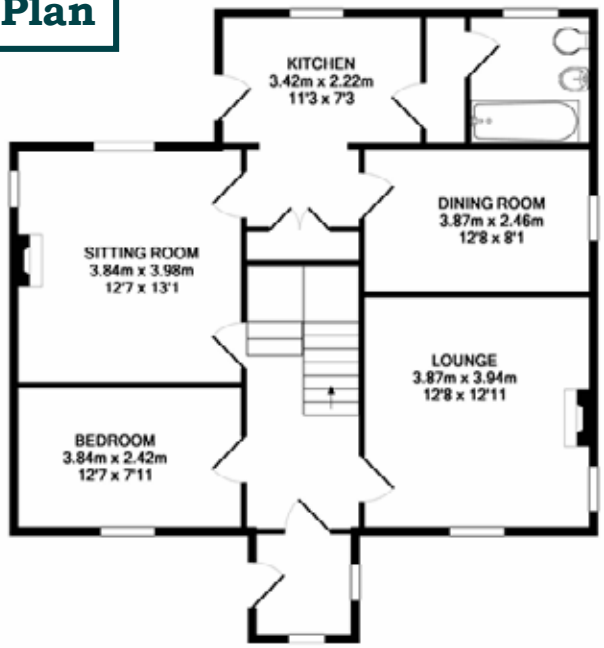
GROUND FLOOR

- **Kitchen**
  The kitchen has not been updated for many years and at present has minimum fixtures and fittings. There is a base unit with sink and drainer set in, window to the rear and built-in pantry cupboards.
- **Small Inner Hallway**
  Leading to the bathroom.
- **Bathroom**
  With bath, WC, WHB and window to the rear.
- **Dining Room**
  With window to the side.
- **Living Room**
  With double aspect windows, open fire, built-in storage cupboard.
- **Central Hallway**
  Stairs off to first floor, understair cupboard.
- **Front Door Porch**
- **Double Bedroom 1**
  With window to the front.
- **Sitting Room**
  With double aspect windows, built-in cupboard, open fire.

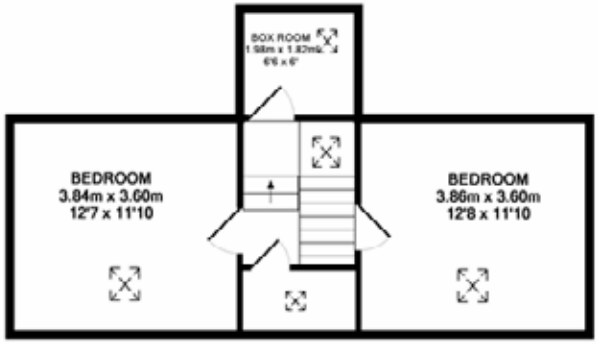
FIRST FLOOR

- **Mid-Landing**
  With box room off.
- **Upper Landing**
  With box room off.
- **Double Bedroom 2**
  With skylight.
- **Double Bedroom 3**
  With skylight.

Floor Plan



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
Made with Metropix ©2019

OUTSIDE

Generous mature garden grounds to the front and side bound by a neat stone wall. The gardens are mainly laid to lawns with mature trees and shrubs.

SERVICES

- Mains water and electricity
- Private drainage
- Oil fired central heating system
- The telephone line is installed subject to the normal BT regulations.

THE FARM STEADING

The buildings are mainly of traditional construction, which at present are mainly utilised for cattle housing and general storage. The property was originally a dairy farm and the traditional barns and byres are arranged in a classic courtyard shape. These buildings have a character and a charm and would lend themselves to various uses. We are informed that up until now, they have wintered housed the beef herd.

THE LAND

Redhall Farm extends in total to about 82.93acres (33.56 Ha), including the areas occupied by the farmhouse, steading, yards, woodland, access roads, riverbank etc.

The holding features 7 specific field enclosures which are currently all down to grass for grazing and conservation.

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

BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment regions 1 & 2. 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).

Redhall benefits from 27.32 region 1 entitlements & 5.7 region 2 with illustrative unit values of €160.66 & €34.35 (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 (2019 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, **Henderson & Mackay** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX
Band: D

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 form the date of entry until paid.

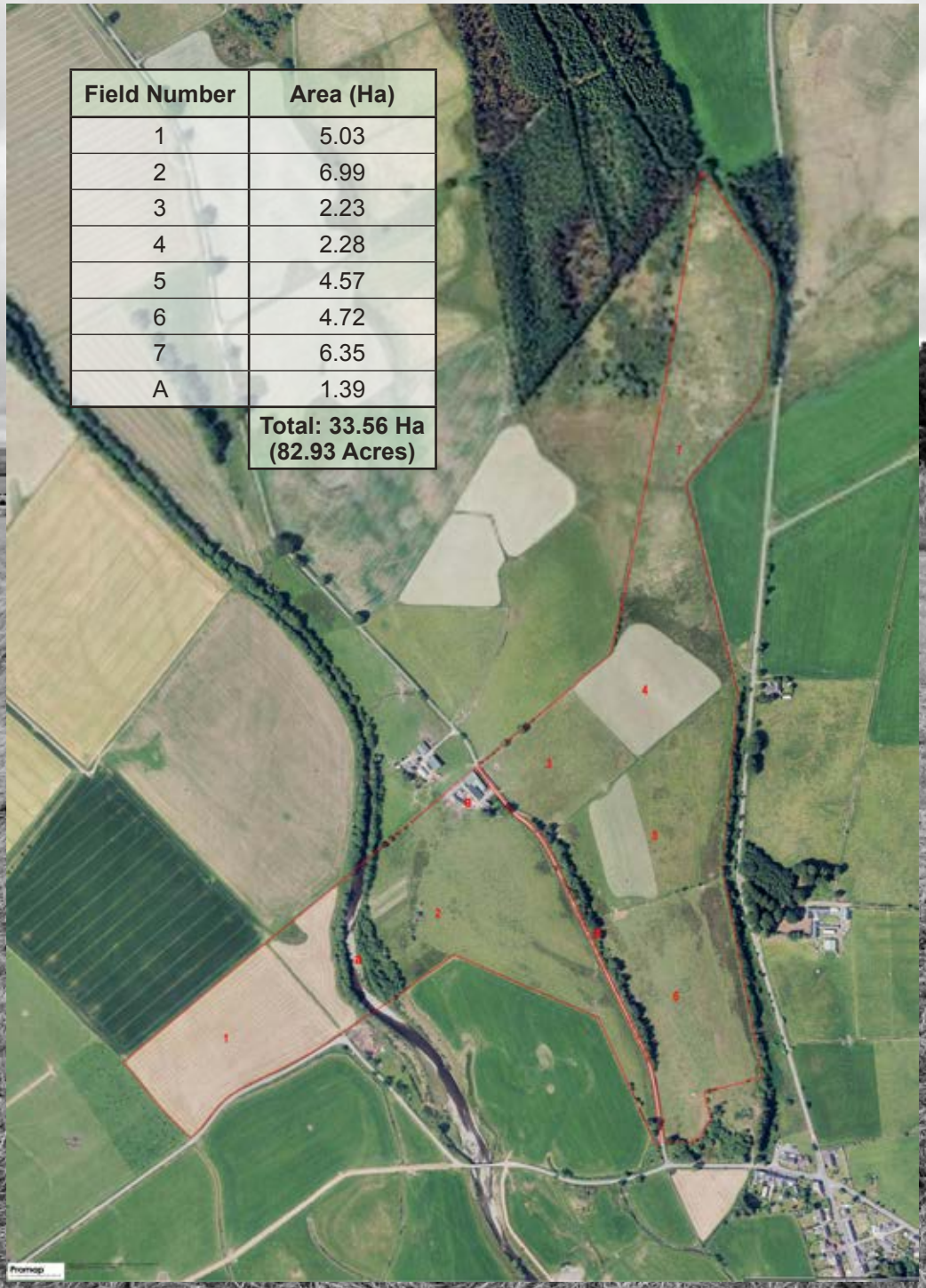
GENERALLY
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

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 September 2019



Field Number	Area (Ha)
1	5.03
2	6.99
3	2.23
4	2.28
5	4.57
6	4.72
7	6.35
A	1.39
	Total: 33.56 Ha (82.93 Acres)

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