



LAG FARM

Irongray, Dumfries, DG2 9SF



Location Plan



LAG FARM

Irongray, Dumfries, DG2 9SF

Dumfries 6 miles, Carlisle 42 miles, Glasgow 78 miles

A PRODUCTIVE MARGINAL FARM SITUATED IN A STUNNING RURAL LOCATION OF DUMFRIES & GALLOWAY

- TWO STOREY FOUR BEDROOM FARMHOUSE
- TRADITIONAL STEADING IN A CLASSIC COURTYARD
- MODERN AGRICULTURAL SHED
- AMENITY WOODLAND
- DEVELOPMENT POTENTIAL
- REGION 1 & REGION 2 BASIC PAYMENT ENTITLEMENTS
- EPC RATING – D (66)

IN ALL ABOUT 164.32 ACRES (66.5 HA)

OFFERED FOR SALE AS A WHOLE OR IN 3 LOTS

VENDORS SOLICITORS

Dales LLP
18 Wallace St
Galston
KA4 8HP
Tel: 01563 820216



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

Lag Farm is located within the Parish of Irongray within Dumfries & Galloway, about 6 miles from the principle town of Dumfries. This is an area noted for not only its agricultural production, but for a thriving tourist industry.

Lag Farm is offered for sale in three lots benefitting from a two storey dwellinghouse, both traditional and modern buildings, agricultural land and amenity woodland. Lag Farm also benefits from region 1 & region 2 Basic Payment Entitlements. The whole property is set within a stunning rural location yet within easy reach of major road networks. The traditional courtyard buildings at Lag Farm could lend themselves to residential development (change of use), however, any interested party would need to make their own enquiries with the Dumfries & Galloway council in this respect.

All services are located within a short drive of the property, with the busy market town of Dumfries 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. The newly constructed Dumfries & Galloway Royal Infirmary only a 15-minute drive from the property.

Communications to the area are good with the property lying in close proximity to the main A75 EuroRoute, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow are about 58 miles and 72 miles respectively. There are mainline railway stations at both Dumfries and Lockerbie.

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 and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses.

DIRECTIONS

From the A75 trunk road at the west of Dumfries at the Lochfoot roundabout, turn right. Follow this road for about 1½ miles, turn left and then first right signed Meikle Barncleugh. Follow this road for about 2 miles and Lag farm is situated on the right hand side, as indicated on the Location Plan which forms part of these particulars.

METHOD OF SALE

Lag Farm offered for sale privately as a **whole or in 3 lots.**

GUIDE PRICES

LOT 1 (Coloured pink on the sale plan)

Lag Farmhouse, agricultural buildings in about 52.93 acres of land

Offers are sought in excess of: **£450,000**

LOT 2 (Coloured blue on the sale plan)

Land extending to about 61.38 acres

Offers are sought in excess of: **£120,000**

LOT 3 (Coloured green on the sale plan)

Land extending to about 50.01 acres

Offers are sought in excess of: **£150,000**

AS A WHOLE

Offers are sought in excess of: **£720,000**

VIEWING

By appointment with the joint 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)

**LAG FARMHOUSE, AGRICULTURAL BUILDINGS & ABOUT 21.42 HA (52.93 ACRES)
OF LAND**

LAG FARMHOUSE



Lag farmhouse is of modern construction set under a tiled roof. The property provides comfortable family accommodation over two floors as follows:

GROUND FLOOR

- **Kitchen**
With a range of fitted floor and wall units, halogen hob with cooker hood, built-in electric oven, sink & drainer, plumbed for automatic washing machine, tiled flooring.



- **Dining Room**
With wood burning stove, window to the front.
- **Central Hallway**
With stairs off to first floor, understair cupboard, part glazed UPVC door to outside.



- **Living Room**
With windows to three sides, French doors to outside, wood burning stove.



FIRST FLOOR

- **Double Bedroom 1**
With window to the rear overlooking the traditional courtyard.
- **Family Bathroom**
With bath, WC, WHB, shower.
- **Double Bedroom 2**
With window to the front providing views across the surrounding countryside.



- **Double Bedroom 3**
With window to the front, built-in cupboards.
- **Master Bedroom 4 (En-Suite)**
With window to the rear overlooking the traditional courtyard.
- **En-Suite**
With shower, WHB, WC

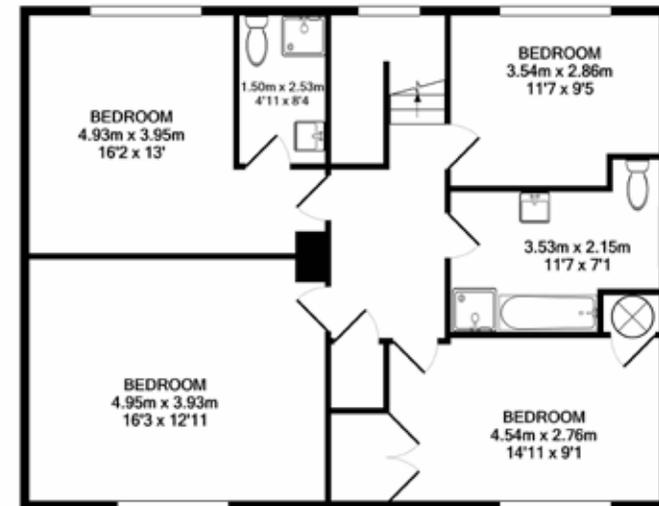


OUTSIDE

The rear of the property is enclosed with the traditional courtyard buildings with parking for several vehicles. To the side is a paved patio area, which can also be accessed direct from the living room.



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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SERVICES

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

THE TRADITIONAL COURTYARD STEADING

Laid out in a classic courtyard is a range of traditional barns, mainly of stone construction, which have been utilised in the past for both agricultural and general storage.

We are of the view that these steading 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.



MODERN AGRICULTURAL BUILDING

Adjacent to the traditional courtyard steading is a modern steel portal general purpose shed, currently utilised for general storage and livestock handling.



COUNCIL TAX

Band F

THE LAND

The lands of Lot 1 extend to about 52.93 acres to include the areas occupied by the farmhouse, garden grounds, steadings, grazing land and amenity woodland. 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: 504/0008.

The land at present is down to grass for grazing and mowing and with the inclusion of amenity woodland and an area of wetland, the property lends itself to an indeed has enormous potential for any tourism or lifestyle-based enterprise.



LOT 2 (coloured blue on the sale plan)

AGRICULTURAL LAND EXTENDING TO ABOUT 24.84 HA (61.38 ACRES)

Lot 2 comprises of about 24.84 Ha (61.38 acres) of upland grazing land. This area lies adjacent to a commercial woodland and would lend itself, not only livestock operations, but to planting and commercial planting.





LOT 3 (coloured green on the sale plan)

AGRICULTURAL LAND EXTENDING TO ABOUT 20.24Ha (50.01 ACRES)

Lot 3 comprises of about 20.24 Ha (50.13 acres) of grazing land and amenity woodland contained within seven good sized field enclosures, along with two wetland amenity areas. The pasture is in good heart with a crop of silage removed again in 2020.



BASIC PAYMENT ENTITLEMENTS

Lag Farm benefits from 40.39 units of region 1 entitlement and 14.45 units of region 2 with indicative values of €160.66 (Euros) & €34.35 (Euros) respectively. Should the property be sold in lots, the selling agents will apportion this entitlement as per the SAF summary 2020. The vendors will use their best endeavours to complete all necessary paperwork to effect the transfer.

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, **Dales LLP**, for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

1. The property has a SSSI to the western fringe for species rich grassland. This area is contained within Lot 1 and further details can be obtained from the vendor.
2. In the event of the property being sold in lots, a servitude right of access will be required to be retained in favour of the purchasers of Lots 2&3.



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.

INGOING

There are no ingoing claims affecting the property.

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.

IMPORTANT NOTICE - TEMPORARY VIEWING ARRANGEMENTS

Due to the ongoing pandemic (COVID 19), viewings can take place under strict social distancing rules, these include:

- Vendors are strongly advised to wait outside while viewings are completed, or in different parts of a house if it's large enough.
- Potential buyers will not be allowed to touch surfaces including door handles and solid surfaces.
- Potential purchasers are advised to wear masks and gloves and must not present any COVID-19 symptoms including a cough.
- Only two people will be able to attend viewings.

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 2020

LOT 1			
Field Number	Area (Ha)	Region	BPS Eligible
1	1.80	2	1.75
2	0.87	2	0.87
3	3.70	1	3.70
4	1.10	2	1.10
5	4.79	1	4.00
6	3.10	1	3.10
7	2.12	1	0.01
8	2.29	1	2.29
9	0.12	2	0.11
A	1.53	N/A	Roads, yards, riverbank, etc
Total:	21.42 Ha (52.93 acres)		

LOT 3			
Field Number	Area (Ha)	Region	BPS Eligible
15	6.72	1	6.72
16	0.35	1	0.00
17	3.42	1	3.42
18	4.97	1	4.97
19	4.47	1	4.23
20	0.31	1	0.00
Total:	20.24 Ha (50.01 acres)		

BPS Entitlement Claimed 2020

Region 1 – 40.39 Units (Indicative Value 2020 **€160.66** (Euros))

Region 2 – 14.45 (Indicative Value 2020 **€34.35** (Euros))

LOT 2			
Field Number	Area (Ha)	Region	BPS Eligible
10	2.82	1	2.56
11	2.61	1	2.54
12	4.17	1	4.00
13	1.65	1	1.43
14	13.59	2	10.55
Total:	24.84 Ha (59.995 acres)		

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 **66.5 Ha (164.32 acres)** 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.

Sale Plan

