



LEAFIELD

Dalton, Lockerbie, Dumfries, DG11 1EA



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



LEAFIELD

Dalton, Lockerbie, Dumfries, DG11 1EA

Dumfries 8 miles, Lockerbie 6 miles, Carlisle 26 Miles, M6 Junction at Gretna 15 miles, Glasgow 77 miles

A DESIRABLE AGRICULTURAL SMALLHOLDING SITUATED IN A PICTURESQUE SOUGHT-AFTER LOCATION OF DUMFRIES & GALLOWAY

- TRADITIONAL FOUR BEDROOM FARMHOUSE
- RANGE OF TRADITIONAL STONE BUILT BARNS (DEVELOPMENT POTENTIAL)
- GRAZING PADDOCK
- FAR REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- SOME POTENTIAL FOR SELF-SUFFICIENT LIVING
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC – F (35)

FOR SALE PRIVATELY AS A WHOLE

IN ALL ABOUT 3.14 ACRES (1.27 HECTARES)

VENDORS SOLICITORS

Mr Christopher Shannon
Harper, Robertson & Shannon
100 High Street
Annan
DG12 6EH
Tel: 01461 203418



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

Leaffield is conveniently located close to the village of Dalton and about 8 miles from the busy market towns of Dumfries, Annan & Lockerbie.

Leaffield is a desirable agricultural smallholding occupying an elevated site with far reaching views over the surrounding countryside. With the inclusion of a grazing paddock, 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, with some potential for self-sufficient living.

Leaffield farmhouse is of traditional construction over two floors and although the property does require a degree of maintenance and upgrading, it provides a blank canvas for any potential purchaser. There are a range of traditional farm buildings which do require maintenance and repair, however, have great potential for smallscale agricultural purposes, storage or indeed conversion to residential dwellings. Any party wishing to pursue conversion would need to make their own enquiries with Dumfries & Galloway Council's planning department www.dumgal.gov.uk/planning

Leaffield is situated not far from the village of Carrutherstown, which is a thriving small semi-rural community boasting a number of tourist attractions, to include the newly refurbished Kinmount Hotel, the renowned Hetland Garden Centre, a recently opened gin distillery and visitor centre at nearby Dalton and also boasts one of the best Thai restaurants in the country. The village occupies a central position within Dumfries and Galloway and is ideally located for access to the main arterial routes, putting the property within easy commuting distance to major centres, both north and south.



All services are located within a short drive of the property, with Lockerbie and Annan as well as Dumfries equidistant from the property. All essential and professional services can be found in the towns with Dumfries boasting a University Campus offering a wide variety of further education choices. Primary education is available within the village of Carrutherstown, which boasts a thriving and modern primary school.

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.

GUIDE PRICE

Offers for Leaffield are sought in excess of: £340,000

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

Leaffield is a traditional construction set under a slate roof with the accommodation in more detail briefly comprises:

GROUND FLOOR

- **Utility Room / Boot Room**
Plumbed for automatic washing machine, Belfast sink.
- **Cloakroom**
With WC, WHB, window to the front.
- **Kitchen**
Range of fitted floor and wall units, built-in electric oven, electric hob with cooker hood, integrated fridge freezer, windows to the front and rear.



- **Reception Room**
With open fire, window to the front, stairs off to first floor, understair cupboard, door to outside.



- **Lounge**
With windows to both side, wood burner set on stone hearth.



- **Living Room**
With open fire, window to the front.



FIRST FLOOR

- **Double Bedroom 1**
With window to the front, open fire, built-in storage cupboard.
- **Bathroom 1**
With bath, WC, WHB, shelved storage cupboard, window to the front.



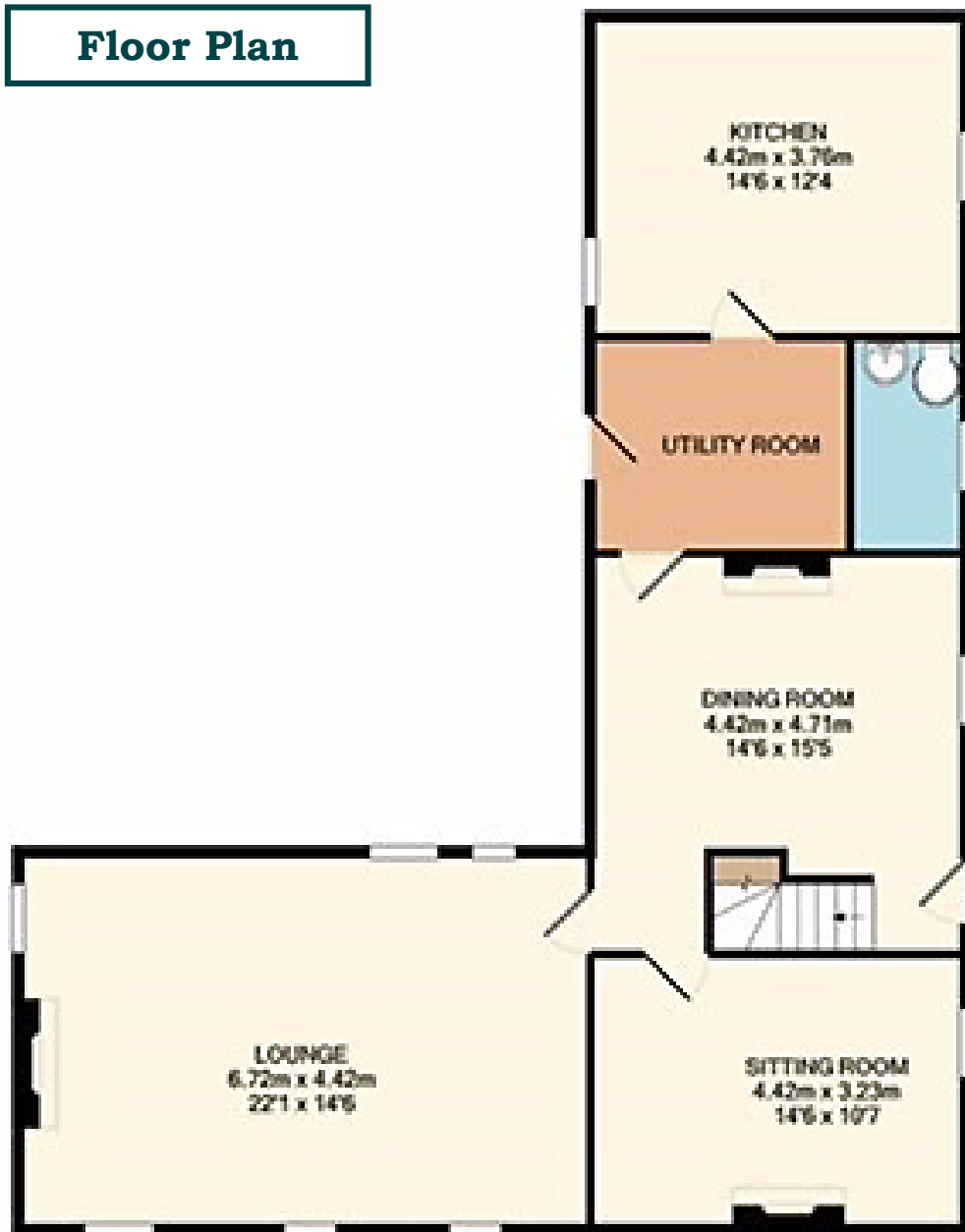
- **Double Bedroom 2**
With window to the front, built-in cupboard.
- **Double Bedroom 3**
With built-in cupboard.



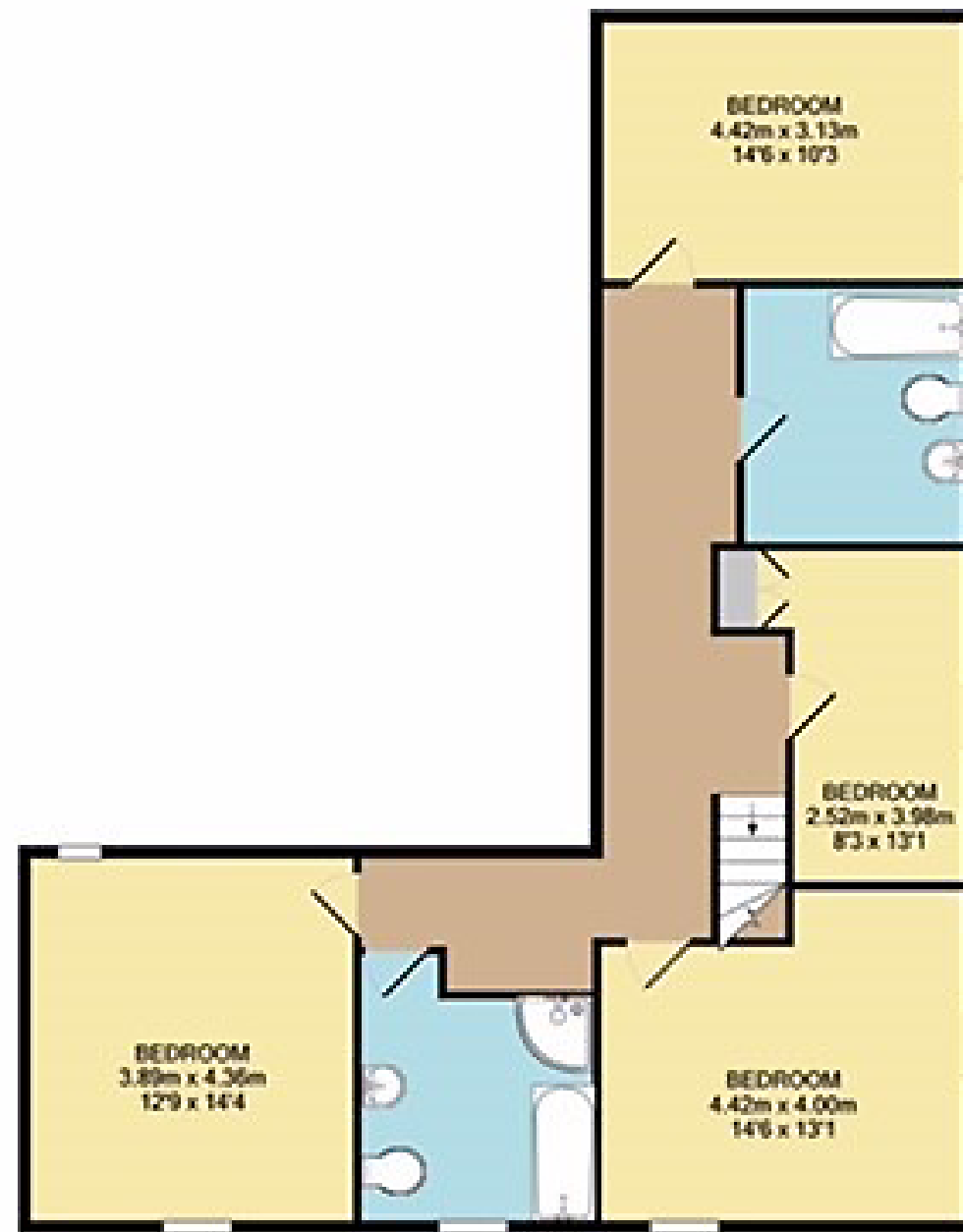
- **Double Bedroom 4**
With open fire, two windows to the front.



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 of 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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- **Bathroom 2**

With bath, WC, WHB, window to the front.



SERVICES

- Mains water and electricity
- Private drainage
- Electric storage heaters
- The telephone line is installed subject to the normal BT regulations.



OUTSIDE

Entrance to the property is via a gated driveway leading to the traditional courtyard steading. There are garden grounds to the front and side which are mainly laid to lawns with specimen trees and shrubs.



GRAZING Paddock

Located to the east of the dwelling house is a single grazing paddock extending to about 3 acres, which would be suitable for equestrian, agricultural or horticultural usage.

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, **Mr Christopher Shannon, Harper, Robertson & Shannon** 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

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 December 2020

