



# MID FARTHINGWELL

Holywood, Dumfries, DG2 0SD



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# MID FARTHINGWELL

## Hollywood, Dumfries, DG2 0SD

Dumfries 6 Miles, Carlisle 41 Miles, Glasgow 76 Miles, Edinburgh 78 Miles

## A HIGHLY PRODUCTIVE BLOCK OF GRAZING AND MOWING LAND BENEFITTING FROM A MODERN AGRICULTURAL BUILDING AND FORMER TRADITIONAL STEADING

- PRODUCTIVE GRAZING AND MOWING LAND
- NEWLY CONSTRUCTED MODERN AGRICULTURAL SHED
- FORMER TRADITIONAL STEADING (DEVELOPMENT POTENTIAL)
- ELEVATED SITE WITH STUNNING VIEWS
- BASIC PAYMENT ENTITLEMENTS

**IN ALL ABOUT 35.91 ACRES (14.53 HECTARES)**

### VENDORS SOLICITORS

Mr K McLean  
Pollock & McLean  
1 West Morton Street  
Thornhill  
Dumfriesshire  
DG3 5NE  
Tel: 01848 330207



### 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

Mid Farthingwell is conveniently located within the Parish of Holywood in Dumfries and Galloway. The property is close to all major arterial links and is well served with nearby agricultural merchants and livestock markets.

Mid Farthingwell amounts to about 35.91 acres (14.53 hectares) to include the areas occupied by the agricultural building, redundant traditional steading, access tracks etc. At present the property is utilised for the grazing of pedigree Suffolk sheep. Mid Farthingwell occupies a stunning elevated site with spectacular far-reaching views across the surrounding countryside and benefits from a recently constructed agricultural shed (90ft x 40ft).

A feature of the property is the remains of the redundant traditional farm steading which offers potential to create a stunning family home. Conversion of traditional farm buildings to residential dwellings (change of use), is consistent with Dumfries & Galloway Councils present structure and local plans. Any interested party wishing to pursue this would need to make their own enquiries with the council [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning)

Local services including, primary schooling and a village shop can be accessed at the nearby village of Holywood. A more comprehensive range of services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, 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. Mid Farthingwell is only a 10-minute drive from the new Dumfries & Galloway Royal Infirmary.

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 and where 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 18-hole courses, the closest being at Dumfries.

## DIRECTIONS

As indicated on the Location Plan that forms part of these particulars.

## METHOD OF SALE

The property is offered for sale by private treaty as a whole

## GUIDE PRICE

Offers for Mid Farthingwell are sought **in excess of: £320,000**

## 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

### THE LAND

The agricultural land at Mid Farthingwell extends to about 34.5 acres and is made up of good-sized field enclosures. The land is classified as being mainly within yield class 4 of the Macaulay Scale, as produced by the James Hutton Institute. The land has been allocated region 1 entitlements. The land is classified as LFASS and is registered with the Agricultural Food & Rural Communities – Rural Payments & Inspections Division, with a main location code of: 75/305/0023. At present the land is all down to grass for grazing or mowing, however, it is capable of growing a narrow range of cereal or forage crops.





### **MODERN AGRICULTURAL SHED**

Recently constructed modern agricultural building of steel portal construction with concrete panelled walls, Ventair cladding under a fibre cement roof. At present the shed is sub-divided and utilised for livestock overwintering. The shed benefits from a mains water supply and a concrete floor.







### **TRADITIONAL STEADING**

The traditional steading at Mid Farthingwell is in a ruinous condition, however, occupies an elevated site with stunning views across the surrounding countryside and 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.**

### **BASIC PAYMENT ENTITLEMENTS**

The whole of the agricultural land has been allocated payment regions 1. 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 2020 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Mid Farthingwell benefits from 13.27 region 1 entitlements with an illustrative unit values of €163.75 (Euros) (2020 values). The sellers will use their best endeavours to complete the necessary documentation to transfer these established Basic Payment Entitlements for the avoidance of doubt any such payments already applied for (2020 scheme year), will be retained by the sellers.

### **LFASS (Less Favoured Area Support Scheme)**

The whole of the subjects lie within the LFASS area and for the avoidance of doubt any payment due under this scheme for the current season will be retained by the seller's.

### **SINGLE APPLICATION FORM (IACS/SAF)**

A copy of the vendors' 2020 IACS/SAF application will be made available for inspection on request at the office of the sole selling agents.

### **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, **Pollock & McLean**, 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.

### **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 January 2021*

# Sale Plan



