



DEIL'S DIKE

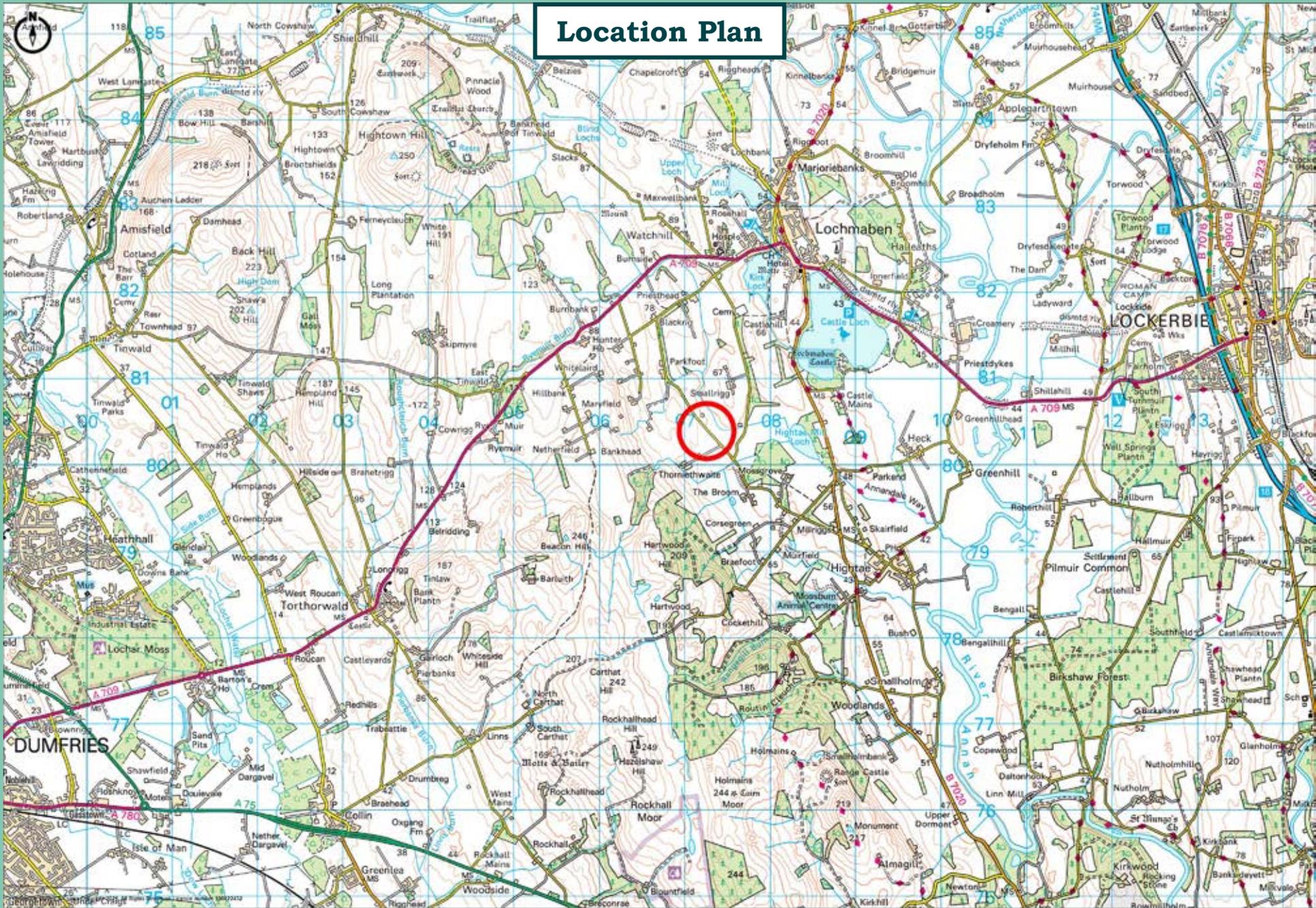
Lochmaben, Lockerbie, DG11 1RN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



DEIL'S DIKE

Lochmaben, Lockerbie, DG11 1RN

Lochmaben 1.5 miles, Lockerbie 6 miles, Dumfries 7.5 miles, Carlisle 31 miles, Glasgow 74 miles, Edinburgh 67 miles

AN IDYLIC RURAL SMALLHOLDING BENEFITTING FROM A UNIQUE WELL-PRESENTED DWELLINGHOUSE SET WITHIN A STUNNING COUNTRYSIDE LOCATION OF DUMFRIES & GALLOWAY

- WELL-PRESENTED FOUR / FIVE BEDROOM DWELLINGHOUSE
- BEAUTIFUL GARDEN GROUNDS WITH OUTDOOR SWIMMING POOL
- DOUBLE GARAGE WITH ELECTRIC DOOR
- ABOUT 6.2 ACRES OF AMENITY & GRAZING LAND
- OPTION OF ADDITIONAL LAND TO PURCHASE BY SEPARATE NEGOTIATION
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – G (19)

IN ALL ABOUT 6.06 ACRES (2.452 HECTARES)

VENDORS SOLICITORS

Alistair Stevenson
McJarrow & Stevenson
55 High St
Lockerbie
DG11 2JJ
Tel: 01576 202123



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

Deil's Dike is nestled within a stunning countryside location about 1½ miles from the pretty town of Lochmaben. The busy market town of Lockerbie is some 6 miles distant and has direct access to the M74 arterial route.

The dwellinghouse at Deil's Dike is quite unique and has somewhat of an Art Déco look to it. This detached property is set over two floors offering bright and comfortable family accommodation. The dwellinghouse is surrounded by beautiful garden grounds which offer a rich tapestry of scent and colour throughout the summer months and in addition, there exists a heated outdoor swimming pool making the garden grounds perfect for family and social entertaining. The property was originally constructed in the 70's with the conservatory, just off the kitchen, being a later addition providing outstanding uninterrupted views across the surrounding countryside. Deil's Dike is an extremely diverse property and could lend itself to many different configurations.

A feature of the property is the adjoining land of about 6.06 acres, which are spilt between two grazing paddocks and an area of amenity woodland. The inclusion of the land makes this a perfect smallholding for smallscale agricultural or equestrian uses.



Within the ownership of Deil's Dike is an additional area of land, this includes a wildlife pond, wooded area and the original wooded Dike. However, for the avoidance of doubt the additional area is only available by separate negotiation to the successful purchasers of Deil's Dike.

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. Both primary and secondary schooling are highly rated and available within the town.

Deil's Dike benefits from excellent communications and commuting links with both Glasgow and Edinburgh a little over an hour's drive north and 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. The regional centre of Dumfries offers the campuses of Glasgow University & The University of the West of Scotland, a major new hospital, a range of high street shops, retail parks and large supermarkets.

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

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 Deil's Dike as delineated red on the sale plan forming part of these particulars are sought **in excess of: £375,000**

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

DEIL'S DIKE DWELLINGHOUSE

Deil's Dike is a unique two storey dwellinghouse occupying an elevated site and offers bright, spacious, comfortable accommodation, briefly comprising:



FIRST FLOOR LEVEL

- **Entrance Porch**
With utility room off.
- **Utility Room**
With Belfast type sink, window to the side.
- **Central Hallway**
Opening up into a bright and spacious dining area.
- **Kitchen**
With a range of floor and wall units plumbed for dishwasher, cooker hood, sink & drainer, window to the rear. The kitchen opens into the conservatory.
- **Conservatory**
The conservatory is a later addition to the property and offers stunning uninterrupted views across the surrounding countryside. The conservatory is of UPVC construction, glazed to three sides with patio doors to the garden grounds.





- **Dining Room**
A lovely bright and spacious open plan area with views to the front of the property an open feature staircase leads to the ground floor accommodation.
- **Sitting Room**
With large picture window to the front, one to the side and French doors which open up to a raised patio area, open fire set in feature fireplace.



- **Office**
With window to the rear affording beautiful views over the surrounding countryside.
- **Rear Hallway**
- **Double Bedroom 1**
With built-in wardrobes, window to the rear.



- **Shower Bathroom**
With built-in shower cubicle, WC, WHB, built-in airing cupboard.
- **Double Bedroom 2**
With window to the front, built-in wardrobes.
- **Double Bedroom 3**
With double aspect windows, built-in wardrobes, WHB.



- **Single Bedroom 4**
With built-in wardrobes, window to the rear.
- **Family Bathroom**
With bath, WC, WHB, window to the rear.

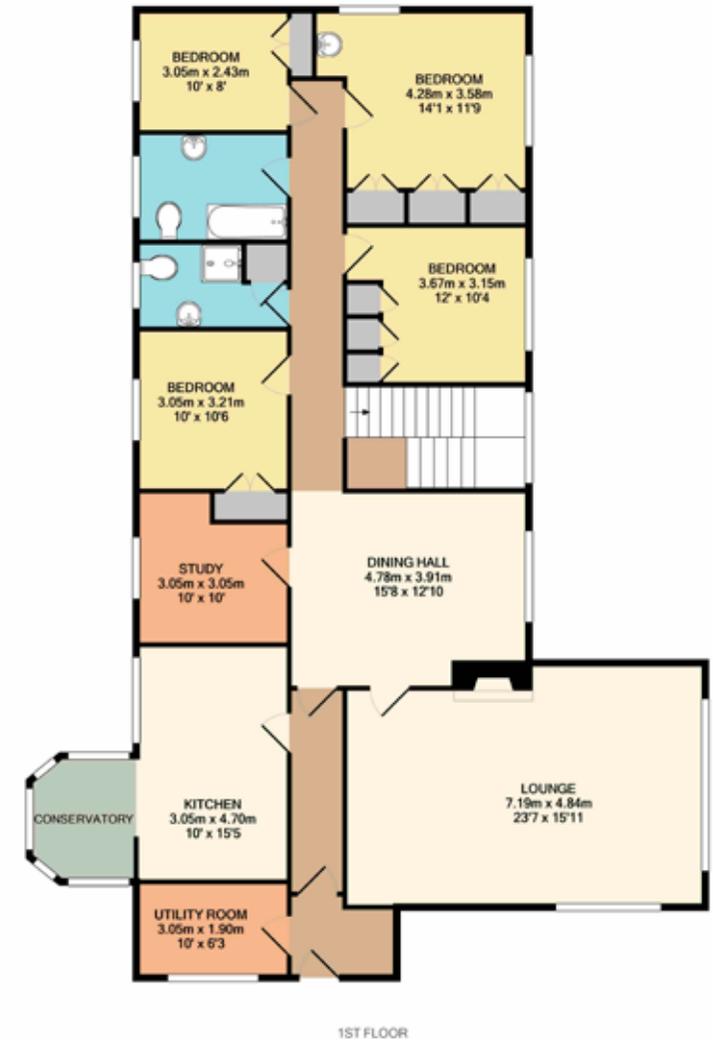
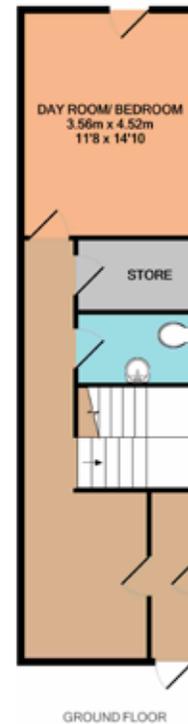


GROUND FLOOR

- **Central Hallway**
With front door porch off.
- **Front Door Porch**
With door off to double garage.



- **Cloakroom**
With WC, WHB, window to the front.
- **Box Room**
Utilised for storage.
- **Bedroom 5 / Dayroom**
With window to the front, door to outside.



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

- Mains water
- Mains electricity
- Private drainage
- Oil fired central heating system



OUTSIDE

As stated earlier, beautiful mature garden grounds surround the property. A feature of the grounds is the outdoor swimming pool. The whole of the garden grounds offer privacy and seclusion and the perfect area for family and social entertaining.







THE LAND

The land extends in total to about 6.06 acres to include the areas occupied by the dwellinghouse, garden grounds, etc. The holding is registered with the AFRC-RPID with a main location code of 75/301/0023. The land has been used in the past for smallscale agricultural and equestrian purposes and lends itself to a variety of uses and lifestyle purposes. The addition of this land offers huge potential for some self-sufficient living.

ADDITIONAL LAND

As stated earlier within these sales particulars, there is an area delineated blue on the sale plan, forming part of these particulars, which comprises of:

- 10.6 acres of amenity woodland, wildlife pond and the original line of the Deil's Dike.

For the avoidance of doubt the additional area is only available by separate negotiation to the successful purchasers of Deil's Dike.

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: **Alistair Stevenson, McJerrow & Stevenson** for a definitive list of burdens subject to which the property is sold.

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 2019 (a copy of which can be made available for inspection from the sole selling agents during normal office hours). **However, given that the property has been grazed by neighbouring farmers, there is no entitlement available with the sale.**

WARRANTY CLAUSE

Whilst 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.

COUNCIL TAX BANDING

Band: G

INGOING

There are no ingoing claims affecting the property.

ENTRY & VACANT POSSESSION

Immediately upon completion.

HOME REPORT

It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number (75/301/0023) and therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. For the avoidance of doubt the property is being sold as a whole.

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 February 2021





Sale Plan

FOR SALE
DEIL'S DIKE About: 2.452 ha (6.06 acres)
DELINEATED RED
MLC-75/301/0023

ADDITIONAL AMENITY LAND THAT MAY BE AVAILABLE
BY SEPARATE NEGOTIATION 4.288 ha (10.6 acres)

SALE PLAN IMPORTANT NOTE-
FOR IDENTIFICATION PURPOSES ONLY
NB---THE ADDITIONAL AREA DELINEATED BLUE
IS ONLY AVAILABLE BY NEGOTIATION WITH THE SUCCESSFUL
PURCHASER OF DEIL'S DIKE AND
IS NOT OFFERED SEPARATELY

