CLEUCHBRAE

Terregles, Dumfries, DG2 9SB

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

Promap
LANDMARK INFORMATION

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Plotted Scale - 1:50000. Paper Size - A4

NOT TO SCALE
Plan for indicative purposes only

CLEUCHBRAE

Terregles, Dumfries, DG2 9SB

Dumfries 5 miles, Carlisle 39 miles, Glasgow 82 miles

AN IDYLLIC RURAL SMALLHOLDING SITUATED WITHIN A STUNNING RURAL LOCATION OF DUMFRIES & GALLOWAY

- TRADITIONAL THREE BEDROOM FARMHOUSE
- FABULOUS RANGE OF TRADITIONAL FARM BUILDINGS (DEVELOPMENT POTENTIAL)
- WORKSHOP WITH ELECTRICITY AND WATER LAID IN
- HUGE POTENTIAL FOR SELF-SUFFICIENT LIVING
- ABOUT 8 ACRES OF AGRICULTURAL LAND & AMENITY WOODLAND
- WITHIN CLOSE PROXIMITY OF MAJOR ROAD NETWORKS
- EPC RATING – F21

IN ALL ABOUT 8.79 ACRES (3.557 HA)

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VENDORS SOLICITORS

Mrs Sharon Fyall
Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU
Tel: 01387 255414

OnTheMarket.com

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
Cleuchbrae is an exceptional residential smallholding located within the Parish of Terregles, about 6 miles from the principal town of Dumfries.

Cleuchbrae is nestled within a stunning idyllic rural location, surrounded by open countryside yet only a short drive to Dumfries and major road networks. The property is approached by its own private tarmac road and it almost feels like you are entering your own idyllic oasis. The dwelling house is of traditional Galloway construction and is positioned on an elevated site with the garden grounds leading to a tributary of the River Nith.

Cleuchbrae benefits from a fantastic range of detached traditional farm buildings, which have been maintained to an extremely high standard with one, only very recently, having been re-roofed. One of these buildings is being utilised as an artists workshop by the current owners and benefits from water and electricity laid in. A static caravan is located to the rear of the workshop and currently utilised as a water colour studio. There also exists an indoor walled vegetable garden and a vine greenhouse. The farm buildings at Cleuchbrae 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.

The land at Cleuchbrae amounts to about 8 acres acres which includes areas of amenity woodland. The land is suitable for smallscale agricultural or equestrian uses and has huge potential for some self-sufficient living.

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

METHOD OF SALE
Cleuchbrae is offered for sale privately **as a whole**

GUIDE PRICE
Offers for Cleuchbrae are sought in excess of: **£450,000**

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

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PARTICULARS OF SALE

CLEUCHBRAE FARMHOUSE
Cleuchbrae farmhouse is of traditional Galloway construction set under a slated roof. The property provides comfortable family accommodation over two floors as follows:

GROUND FLOOR

- **Conservatory / Boot Room**
  With tiled floor and glazed to two sides.

- **Utility Room**
  With sink & drainer set in base unit, plumbed for automatic washing machine, houses central heating boiler, two windows to the side.

- **Rear Porch**
  With double aspect windows.

- **Central Hallway**
  With stairs off to first floor, understair storage.

- **Lounge**
  With gas fire (calor gas) set in a feature fireplace, window to the rear, small window to the side and feature arrowslit window to the front, French doors lead through to the sunroom.

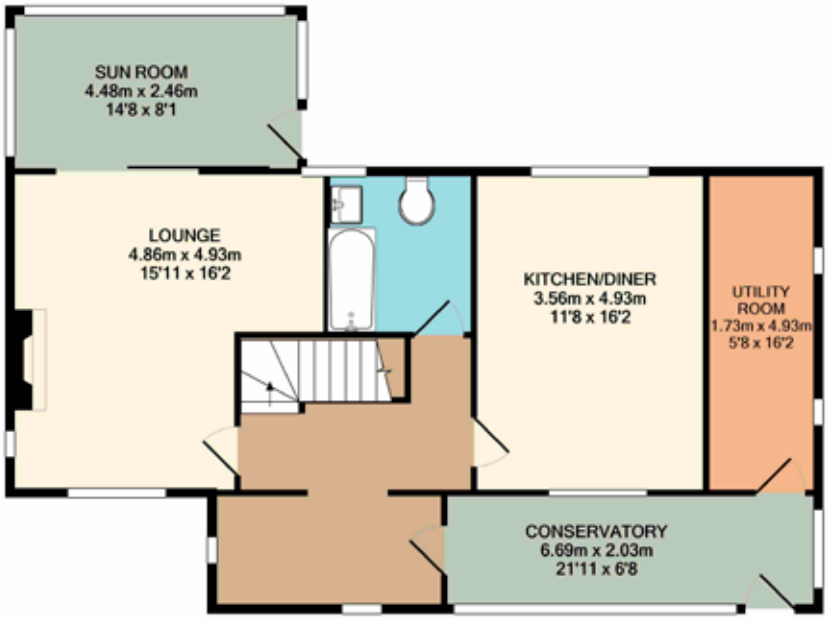
- **Sunroom**
  Currently utilised as an office with glazing to three sides and door to outside.

- **Kitchen / Diner**
  With a range of floor and wall units, sink and drainer, built-in electric oven and hob, plumbed for dishwasher, feature fireplace, windows to the front and rear.

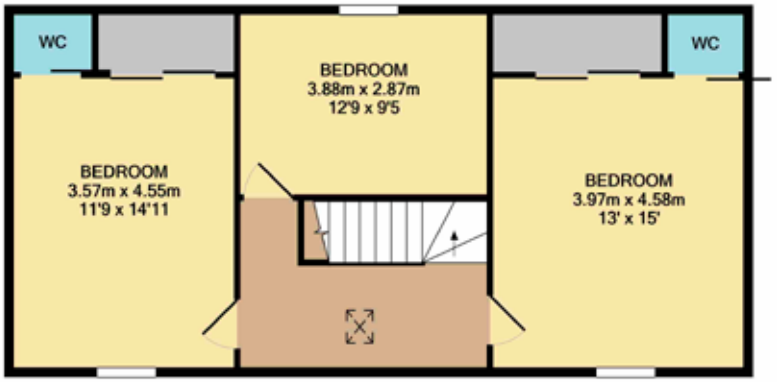
- **Family Bathroom**
  With WC, WHB set in vanity unit, bath with shower over, window to the front.

FIRST FLOOR

- **Upper Landing**
  With velux window.



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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- **Double Bedroom 1**
  With built-in wardrobes incorporating concealed cloakroom, window to the rear.

- **Double Bedroom 2**
  With built-in wardrobes incorporating concealed cloakroom, window to the rear.

- **Double Bedroom 3**
  With window to the front.

OUTSIDE

There are generous garden grounds which are mainly laid to lawns with mature trees and shrubs, which attract a variety of wildlife. There is ample off-road parking for several vehicles and a static caravan is included within the sale, which is currently utilised as a watercolour studio.

SERVICES

- Mains water
- Private drainage
- Mains electricity
- Oil fired central heating system
- Calor gas to fire in living room
- The telephone is installed subject to the normal BT regulations.

THE TRADITIONAL FARM BUILDINGS

Cleuchbrae benefits from a range of traditional barns, mainly of stone construction, which are mainly utilised for general storage, one of these buildings has recently been completely reroofed.

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.

COUNCIL TAX
Band E

THE LAND
The lands of Cleughbrae amounts to about 8.79 acres to include the areas occupied by the farmhouse, garden grounds, farm buildings, grazing land, amenity woodland, etc. It is noted that the agricultural land is registered with the Agricultural Food & Rural Communities Rural Payments & Inspections Division, with a main location code.

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

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, **Sharon Fyall, Pollock & McLean**, for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

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.

HOME REPORT
It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number (82/506/0026) 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.

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.

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

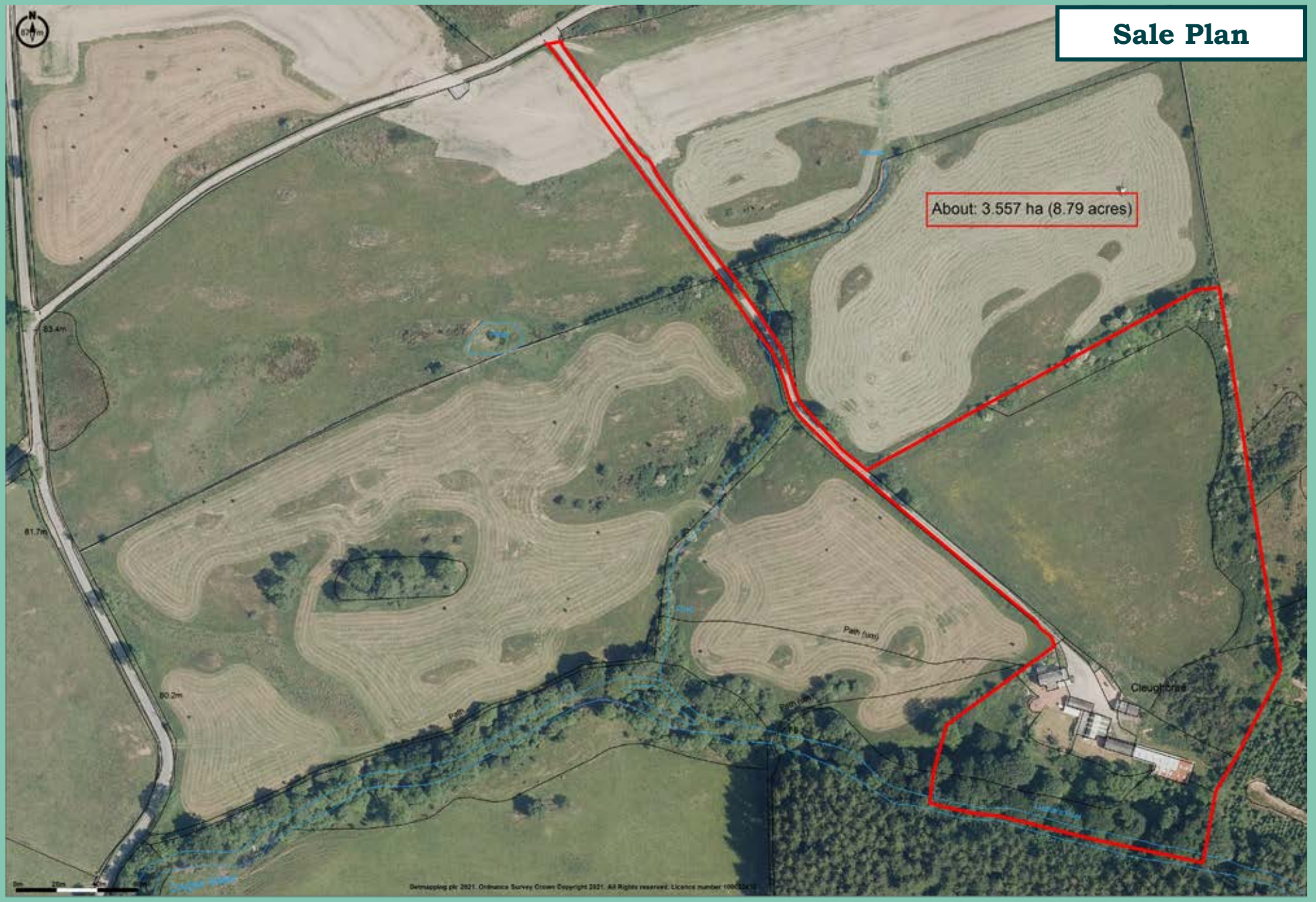
IMPORTANT NOTICE

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 March 2021

Sale Plan



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