



WOODSIDE FARM

New Abbey, Dumfries, DG2 8HN.



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



WOODSIDE FARM

New Abbey, Dumfries, DG2 8HN.

New Abbey 3 miles, Dumfries 7miles, Carlisle 40 miles, Glasgow 83 miles.

A PRODUCTIVE STOCK REARING FARM LOCATED IN A RURAL BUT ACCESSIBLE AREA OF DUMFRIES & GALLOWAY

- TRADITIONAL 3/4 BEDROOM FARMHOUSE
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT (80.50 UNITS REGION 1)
- FARMHOUSE EPC RATING – F36

IN ALL ABOUT 206.28 ACRES (83.48 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Primrose And Gordon
1 Newall Terrace,
Dumfries
DG1 1LN
01387 267316



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

Woodside Farm is situated off the shore road not far from the pretty village of New Abbey. Woodside Farm is a productive stock rearing farm, benefitting from a traditional farmhouse, modern and traditional farm buildings and about 202 acres of agricultural land. The agricultural land is down to grass or forage crops with the land being capable of growing a wide range of cereal and other forage crops.

The nearby village of New Abbey has a wealth of history with the ruined Sweetheart Abbey nestled within the centre. New Abbey is a very active, friendly community and benefits from a primary school, tearoom, shop, etc. A wider range of essential 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.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, 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. The international airports of Glasgow & Edinburgh are within a one-and-a-half-hour drive. 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

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

GUIDE PRICE

Offers for Woodside are sought **in excess of: £ 920,000.**

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

WOODSIDE FARMHOUSE

This traditional farmhouse occupies an elevated south facing site within its own garden grounds adjacent to the farmyard. The property is of traditional construction under a slated roof.



The property offers comfortable three/four bedroomed family accommodation over two floors, as follows:

GROUND FLOOR

- **Entrance Porch**
- **Kitchen / Family Room**
With a range of floor and wall units.



- **Central Hallway**
With stairs off to first floor,
- **Shower Room**
WC, WHB and free-standing shower unit.
- **Office**
- **Utility Room**
- **Utility Room**

- **Store Room**
- **Dining/ Living Room**



FIRST FLOOR

- **Living Room/Bedroom 4**



- **Family Bathroom.**
- **Double Bedroom 1**
- **Double Bedroom 2**
- **Master Bedroom 3**

SERVICES

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

OUTSIDE

The farmhouse benefits from its own south facing landscaped garden grounds, which are mainly laid to lawns and mature shrubs and specimen trees. The garden grounds offer privacy and seclusion from the working farm and the perfect area for alfresco dining.

WOODSIDE FARM STEADING

The steading buildings are a mixture of modern and traditional construction. We are informed that the steading is capable of overwintering 200 cattle.

The steading Briefly comprises-

- **Range of Traditional Barns & Byres**
Classic traditional stone-built farm buildings, which in recent years have been utilised for general storage and workshops. These well-maintained buildings could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with the Dumfries & Galloway Council's present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect.
- **Linked Cubicle Sheds**
Containing 58 cubicles and outside feed trough
- **Cow Kennels**
Containing 54 cubicles and central feed passage.
- **Cattle Court**





- **4 bay Pole Barn**
- **Silage Clamp**
- **Slurry Tower (100,000 gallons)**
- **Hayshed**
- **Cattle Court 2**

THE LAND

Woodside Farm extends in total to about 206.28 acres (83.48 Ha), to include the areas occupied by the farmhouse, steading, yards, access roads, etc.

The holding features 17 specific field enclosures, which are currently all down to grass for grazing and conservation (silage). The land is classified as predominantly yield class 4 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute. The farm is self-sufficient in home grown forage and capable of any type of livestock production. The grazing fields given the topography and natural cover afford grazing livestock shelter and benefit from the ability to outwinter breeding stock.

BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment region 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 2021 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Woodside Farm benefits from 80.50 units of region 1 entitlements with illustrative unit values of €160.66 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer the established Basic Payment Entitlements.

For the avoidance of doubt any such payments already applied for prior to the completion date, will be retained by the sellers, i.e., the 2021 Basic Payment, 2021 greening payment and any LFASS payments.



The purchaser upon occupation of the subjects of sale will be required and be responsible to comply with the statutory management requirements and good agricultural and environmental conditions, as laid down within the cross-compliance documentation 2021, this obligation expires on 31st December 2021.

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' solicitors, **Primrose and Gordon** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Woodside Farmhouse: Band E

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.



INGOING

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, fuel, etc. Any valuation required will be carried out by Threave Rural Ltd. whose opinion will be final and binding to both vendor and purchaser.

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.

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

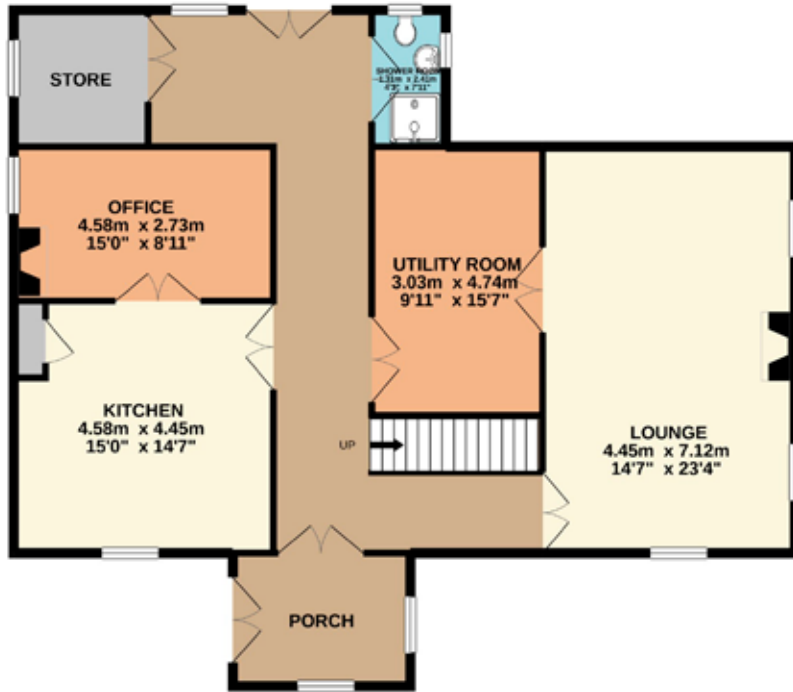
Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

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.

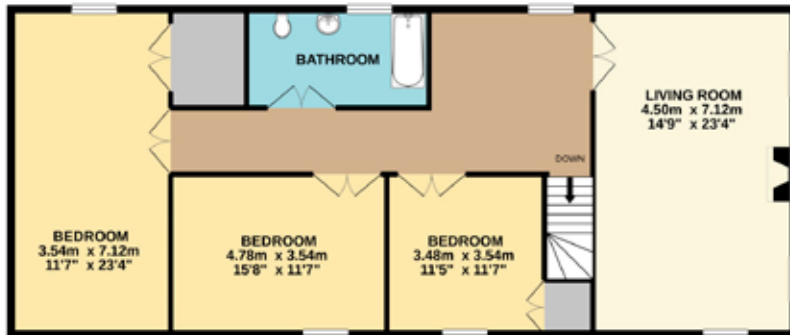
Particulars prepared June 2021

Some photographs taken at an earlier date and supplied by sellers.

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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Field Number	Area (Ha)	Region or Description
1	7.40	1
2	4.14	1
3	3.34	1
4	5.28	1
5	3.67	1
6	10.74	1
7	8.20	1
8	4.18	1
9	2.47	1
10	5.55	1
11	1.92	1
12	0.30	1
13	4.37	1
14	5.31	1
15	4.22	1
16	6.37	1
17	4.51	1
RYB	1.51	Roads, Yards, Buildings Etc

Total: 83.48Ha (206.28 Acres)

BPS Entitlement Claimed 2021

Region 1 – 80.50 units (Indicative Value 2021 €160.66 (Euros))

Disclaimer

While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about **83.48 Ha (206.28 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

