



NO'4 MID LOCHARWOODS

Ruthwell, Dumfries, DG1 4NH



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



No'4 MID LOCHARWOODS

Ruthwell, Dumfries, DG1 4NH

Dumfries 7 miles, Carlisle 29 miles, Glasgow 84 miles

A PRODUCTIVE SMALL FARM SITUATED WITHIN A RURAL BUT ACCESSIBLE LOCATION OF DUMFRIES & GALLOWAY

- TRADITIONAL THREE BEDROOM COTTAGE
- MODERN AGRICULTURAL SHED
- ABOUT 67.82 ACRES OF AGRICULTURAL LAND
- HUGE POTENTIAL FOR SMALL SCALE AGRICULTURAL OR EQUESTRIAN USES
- WITHIN CLOSE PROXIMITY OF MAJOR ROAD NETWORKS & LOCAL AMENITIES
- EPC RATING – F32

IN ALL ABOUT 69.01 ACRES (27.93 HA)

VENDORS SOLICITORS

Primrose & Gordon
1 Newall Terrace
Dumfries
DG1 1LN
Tel: 01387 267316



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

No' 4 Mid Locharwoods is an exceptional residential small farm located within the Parish of Ruthwell in a lovely countryside setting, yet only a short drive to Dumfries and major road networks. The property benefits from a detached traditional cottage, modern agricultural shed and about 67.82 acres of agricultural land.

The dwellinghouse at Mid Locharwoods has been the family home for many years and is of traditional construction benefitting from comfortable three-bedroom family accommodation, with huge potential for creating further living accommodation in the attic space, which in recent years has been utilised as a hobby room accessed via a Ramsay ladder. Any interested party wishing to make any changes to the property should make their own enquiries with the regional council's planning department.

The agricultural land amounts to about 67.82 acres and is contained within good sized field enclosures. The land is down to grass for grazing or mowing and in the past the farm has reared prime cattle and grown a cash crop of hay. The agricultural shed is of modern construction and has been utilised for the overwintering of beef cattle, storage of fodder and machinery.

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

No' 4 Mid Locharwoods is offered for sale privately as a **whole**

GUIDE PRICE

Offers for No' 4 Mid Locharwoods are sought in excess of: **£650,000**

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



PARTICULARS OF SALE

NO' 4 MID LOCHARWOODS COTTAGE

The dwellinghouse is of traditional construction set under a slated roof. The property provides comfortable family accommodation over a single floor as follows:

GROUND FLOOR

- **Kitchen**
With a range of floor and wall units, built-in electric oven and hob, plumbed for automatic washing machine, sink & drainer, glazed UPVC door to outside, window to the rear.



- **Living Room**
With double aspect windows, display alcove.
- **Central Hallway**
With built-in cupboards, door to outside.
- **Double Bedroom 1**
With window to the front, built-in cupboard.
- **Double Bedroom 2**
With window to the side.
- **Double Bedroom 3**
With window to the side.
- **Family Bathroom**
Bath with shower over, WC, WHB, window to the rear.

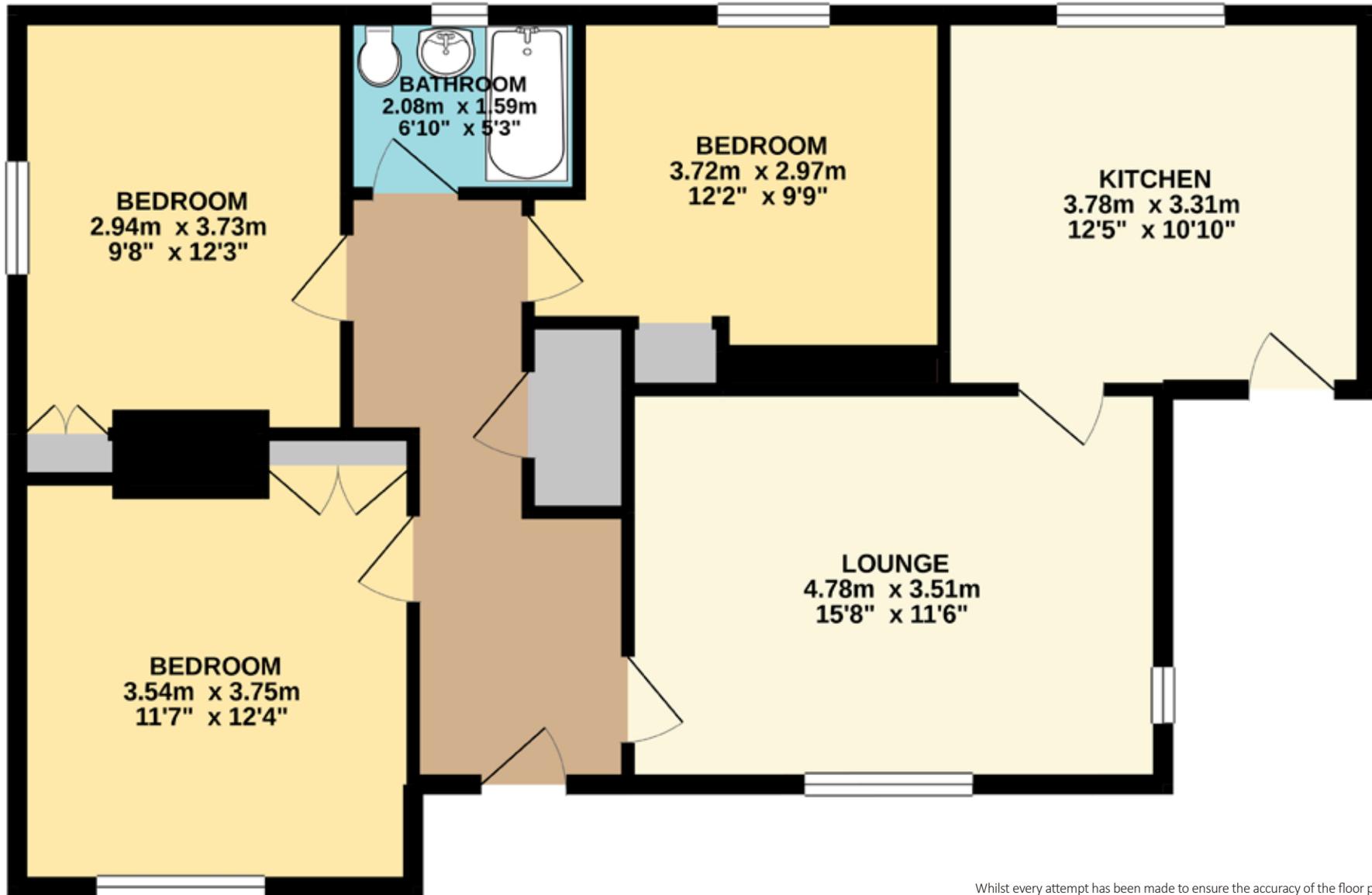


- **Attic Hobby Room**
Floored attic space accessed via a Ramsay ladder.



Floor Plan

GROUND 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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OUTSIDE

The garden grounds surrounding the property are mainly laid to neat lawns with flowering borders. The house sits away from the agricultural building and there is ample off-road parking for several vehicles

SERVICES

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



THE AGRICULTURAL BUILDING

The agricultural building is of steel portal construction and in two specific sections. The shed is sub-divided into cattle pens with the other part utilised for general and forage storage. There are other more traditional brick-built buildings, which form useful storage spaces.



THE AGRICULTURAL LAND

The agricultural land amounts to about 69.01 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 (75/303/0056).



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).

No 4 Mid Locharwoods benefits from 27.20 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 any and all 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 and 2021 greening payment.

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.



COUNCIL TAX

Band D

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



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 (75/303/0056) 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 August 2021

Sale Plan

Field Number	Area (Ha)	Region
1	4.60	1
2	1.24	1
3	5.45	1
4	4.57	1
5	1.39	1
6	3.08	1
7	0.10	N/A
8	7.02	1
A	0.48	N/A

**Total: 27.93 Ha
(69.02 Acres)**

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 **27.93 Ha (69.02 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.

