



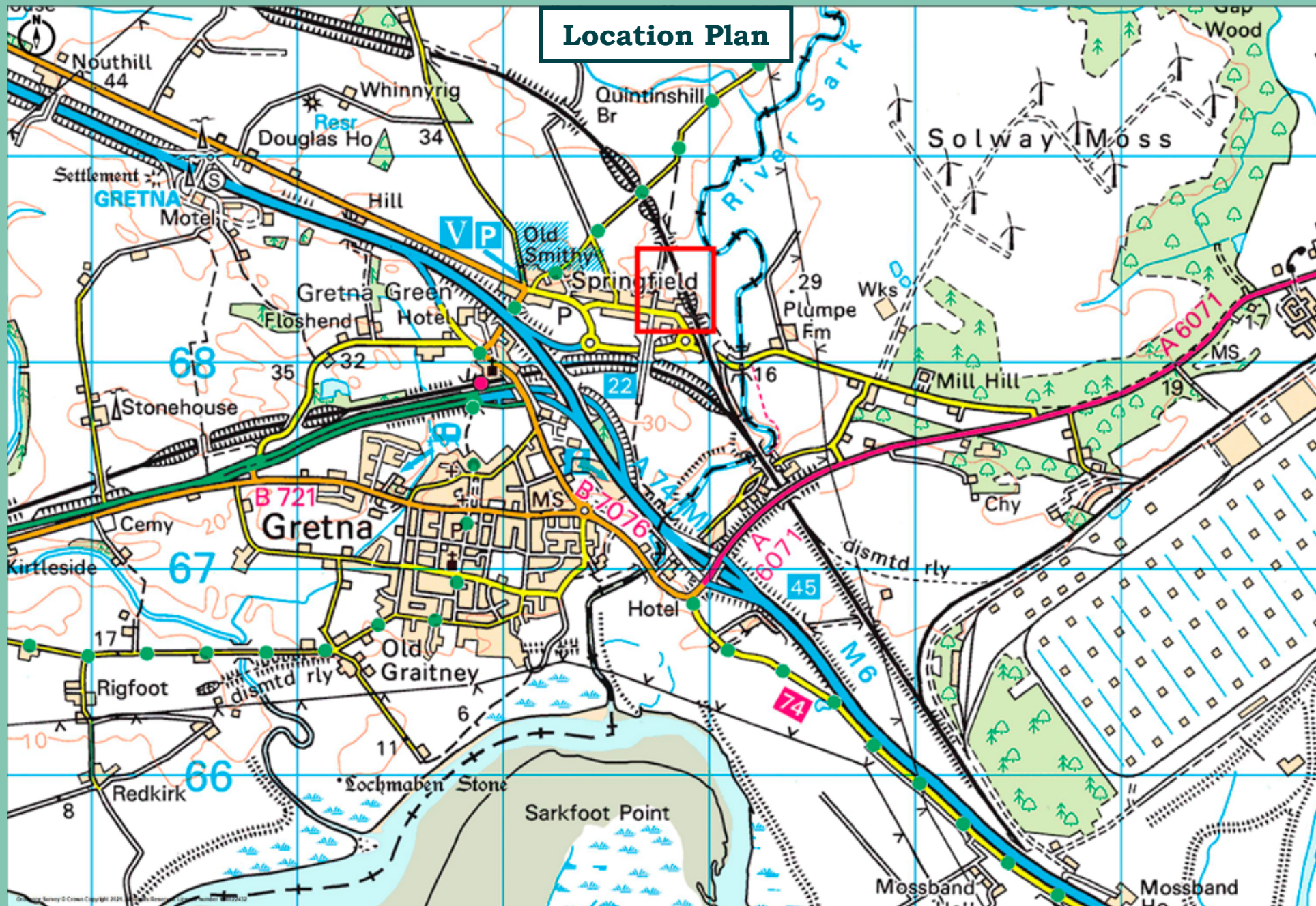
THORNLEY

Main Street, Springfield, Gretna, DG16 5EH



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



THORNLEY

Main Street, Springfield, Gretna, DG16 5EH

Gretna 1½ miles, Dumfries 24 miles, Carlisle 11 miles, Glasgow 86 miles

AN EXCEPTIONAL RESIDENTIAL SMALLHOLDING LOCATED IN AN ACCESSIBLE AREA OF DUMFRIES & GALLOWAY

- MODERN & SPACIOUS FOUR BEDROOM BUNGALOW
- SMALL STEADING OF MODERN & TRADITIONAL CONSTRUCTION
- ABOUT 6 ACRES OF GRAZING LAND
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING: E (41)

IN ALL ABOUT 6.78 ACRES (2.74 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Karen Baird
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



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

Thornley is situated in a convenient central position of the village of Springfield, just over a mile from the border town of Gretna in Dumfries & Galloway. Thornley benefits from a modern and spacious four-bedroom bungalow, traditional and modern steading and about 6 acres of grazing land.

Thornley bungalow is of modern construction offering bright and spacious accommodation over a single floor. The property is bound by a neat stone dyke to the front leading to a generous tarmac driveway. There are garden grounds to the front and generous garden grounds to the rear. The property also benefits from a double integrated garage.

A feature of the property is the modern and traditional steading which is located only a short walk from Thornley bungalow, along with about 6 acres of agricultural land. The whole property offers huge potential for either equestrian or small scale agriculture purposes. The property is registered with the AFRC-RPID with a main location code of 75/309/0124.

Springfield itself offers a range of local services with a wider range of services located within a short drive of the property at the busy town of Gretna, which boasts all essential and professional services, along with a thriving High Street and the Gretna Gateway Outlet. The catchment area for primary and secondary schooling is Gretna & Annan..

Thornley boasts excellent communications and commuting links both north and south with the M6 motorway only a short drive from the property and therefore is within commuting distance of some of the major centres. There are main line railway station at Gretna and Carlisle, which run a full timetable of services both north and south.

The property is situated a short drive from the border at Gretna within Southwest Scotland. This area enjoys one of the most varied and picturesque landscapes within Scotland, ranging from 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 Lake District is less than an hour's drive away from the property and is renowned for being one of the most hauntingly beautiful corners of our planet and one of the most scenic places in England.

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 Thornley are sought **in excess of: £380,000**

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

THORNLEY BUNGALOW

The property is of modern construction offering bright and roomy accommodation over a single floor, briefly comprising:



- **Front Entrance Vestibule**

Glazed to two sides with part glazed timber door to the front of the property, tiled flooring.

- **Central Hallway**

A spacious hallway with a large walk-in storage cupboard and a built-in cupboard housing the hot water tank.



- **Double Bedroom 1**

With window to the front.

- **Dining Room**

With window to the rear.

- **Kitchen**

With a range of floor and wall units, built-in oven and gas hob with cooker hood, sink & drainer, plumbed for a dishwasher, window to the rear.

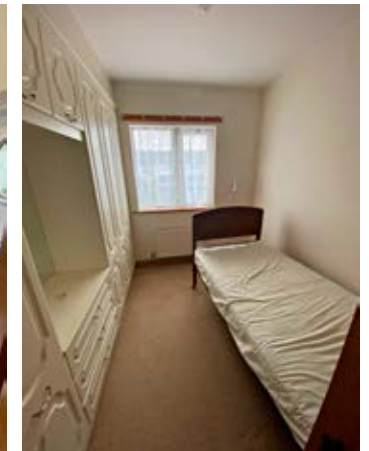
- **Utility Room**

With base units and utility cupboard, sink & drainer, plumbed for automatic washing machine, part glaze UPVC door to the rear garden grounds.





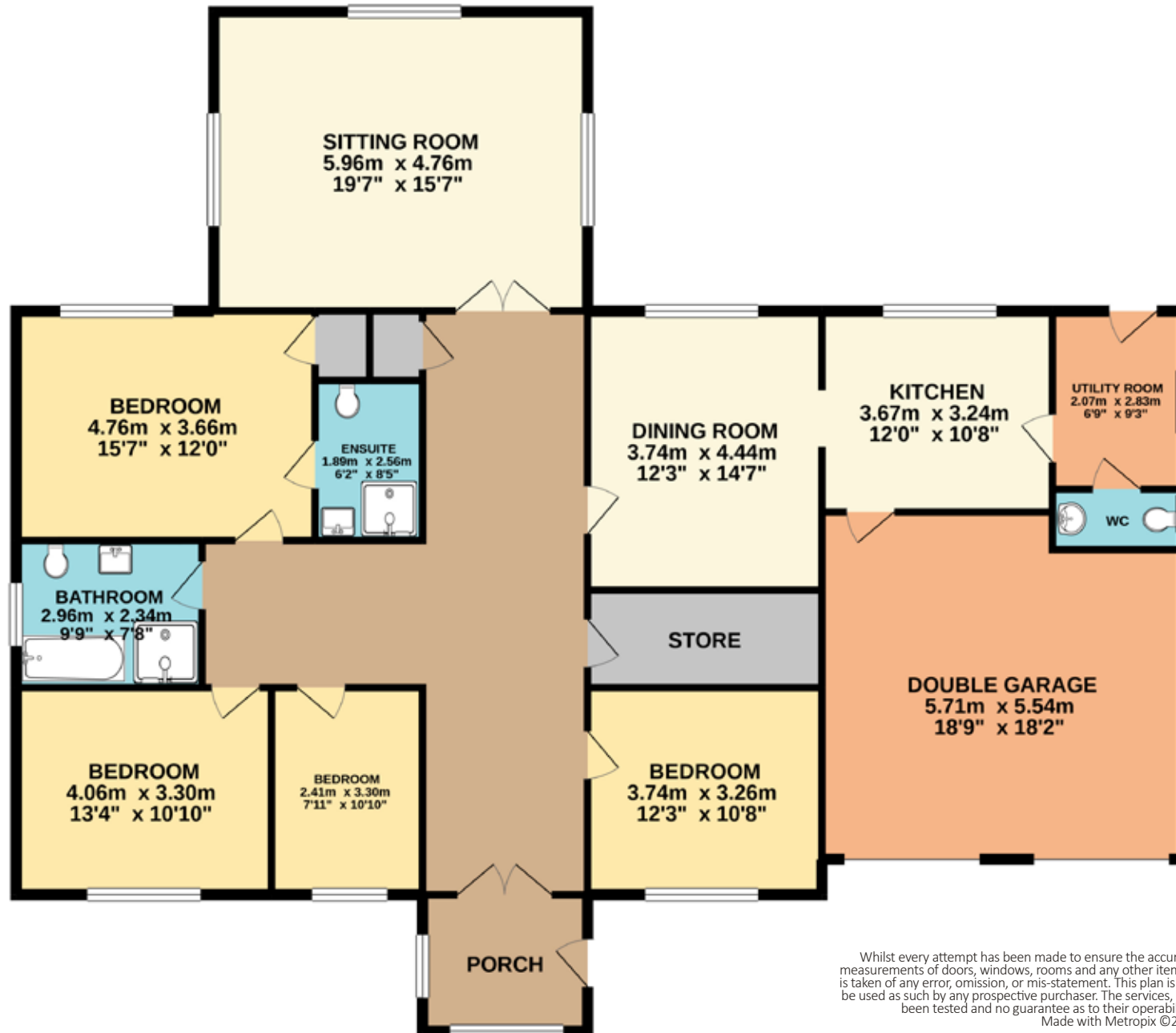
- **Cloakroom**
With WC & WHB.
- **Living Room**
Triple aspect windows, French doors to outside, gas fire in feature fireplace.
- **Master Bedroom 2 (En-Suite)**
With built-in wardrobes, airing cupboard, window to the rear, en-suite off.



- **En-Suite**
Set up as a wet room with shower, WC & WHB.
- **Family Bathroom**
With bath, shower cubicle, WHB & WC.

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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- **Double Bedroom 3**
With window to the front.
- **Single Bedroom 4**
With window to the front, built-in wardrobes.
- **Intergal Double Garage**
With up and over doors houses heating system etc



SERVICES

- Air sourced heat pump
- Mains gas fire and cooker
- Mains electricity, water & drainage
- The telephone is installed subject to the normal BT regulations

THE LAND

The land at Thornley is contained within clearly defined field enclosures and either within the immediate proximity to the rear of the dwellinghouse or to the rear of the steading. The land extends in total to about 6.78 acres (2.74 Ha) to include the areas occupied by the dwelling house ,farm buildings etc . The land has been utilised for the grazing of livestock and has huge potential for smallscale agricultural or equestrian enterprises.

The farm has been let on a seasonal grazing licences this year and the graziers included the subjects within their forage hectorage, therefore, the sellers cannot exhibit an IACS / SAF to potential purchasers.

Thornley does not benefit from any Basic Payment Entitlements and therefore none will be available with the sale. However, the selling agents will be pleased to advise on this matter.

THE STEADING

The buildings are of modern and traditional construction comprising of a modern steel portal shed and small range of traditional built barns and outbuildings, which are mainly utilised for Agricultural/Equestrian purposes and general storage.







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 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.

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, **Hall Baird** for a definitive list of burdens subject to which the property is sold.



COUNCIL TAX

Band E

APPORTIONMENT

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

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.



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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 October 2021



Sale Plan

About: 2.74 ha (6.78 acres)

PLAN FOR INDICATIVE PURPOSES ONLY

Springfield



