



DUNJARG

Castle Douglas, DG7 3ES



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



DUNJARG

Castle Douglas, DG7 3ES

Castle Douglas 3 miles, Dumfries 14 miles, Carlisle 48 miles, Glasgow 93 miles

AN EXTREMELY ATTRACTIVE SMALLHOLDING SITUATED ON THE PERIPHERY OF CASTLE DOUGLAS WITH STUNNING ELEVATED VIEWS OVER THE SURROUNDING COUNTRYSIDE

- TRADITIONAL 5 BEDROOM FARMHOUSE
- TRADITIONAL AND MODERN FARM STEADING
- DEVELOPMENT POTENTIAL WITHIN COURTYARD BUILDINGS
- TWO GRAZING PADDOCKS
- EPC – E40

IN ALL ABOUT 4.35 ACRES 1.762 HECTARES

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
New Uberior House
1 Earl Grey St
Edinburgh
EH3 9EE
Tel: 0131 228 8111



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

Dunjarg is located just on the outskirts of the market town of Castle Douglas in Dumfries & Galloway. Dunjarg sits on an elevated site affording stunning views across the surrounding countryside and benefits from a traditional farmhouse, modern & traditional steading and farmland in all extending to about 4.35 acres.

Given the diversity of the property, Dunjarg has the potential to be utilised for a variety of commercial based activities to include ,small-scale agriculture, equestrian, sporting or given its proximity to the main Euroroute, potential for a number of tourist-based enterprises.

Local services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets. Primary & Secondary education is available within the town.

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 18 hole courses, the closest being at Castle Douglas. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

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 Dunjarg Farm are sought in excess of: **£370,000**

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

DUNJARG FARM



A traditional Stewartry farmhouse of stone-built construction under a slated roof. The property occupies an elevated site with a southwest facing aspect. This charming dwelling has been let in previous years and would benefit from a degree of modernisation and refurbishment.

The accommodation is set over two floors and briefly comprises:

GROUND FLOOR

- **Central Hallway**
- **Dining / Sitting Room**
With bay window, multifuel stove, side door to patio area.



- **Lounge**
With bay window, multifuel stove set in a feature fireplace, glazed door to kitchen.



- **Kitchen**
Fitted floor and wall units, Rayburn Range.



- **Back Door Hallway**
- **Shower Room**
- **Cloakroom**
- **Office**
- **Rear Entrance Porch**

FIRST FLOOR

- **Upper Hallway**
With large airing cupboard.

- **Double Bedroom 1**
- **Single Bedroom 2**
- **Double Bedroom 3**
- **Double Bedroom 4**
- **Double Bedroom 5.**
- **Games Room**
With Victorian cast iron fireplace, accessed from bedroom 5.
- **Family Bathroom**

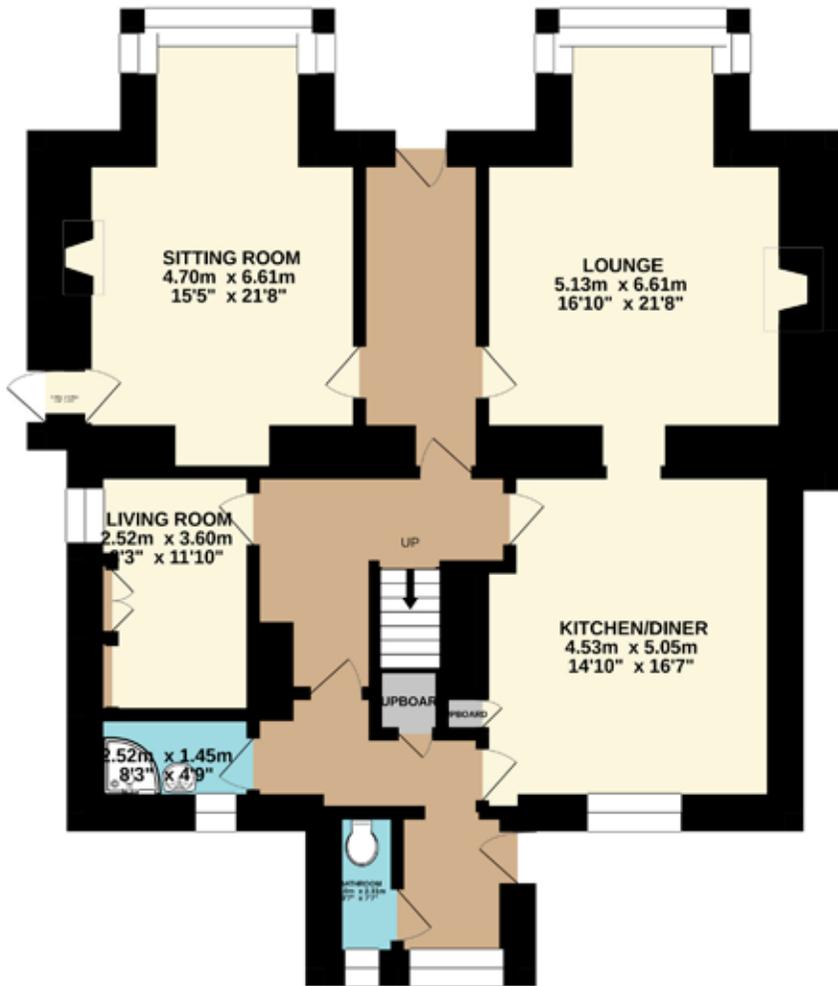


OUTSIDE

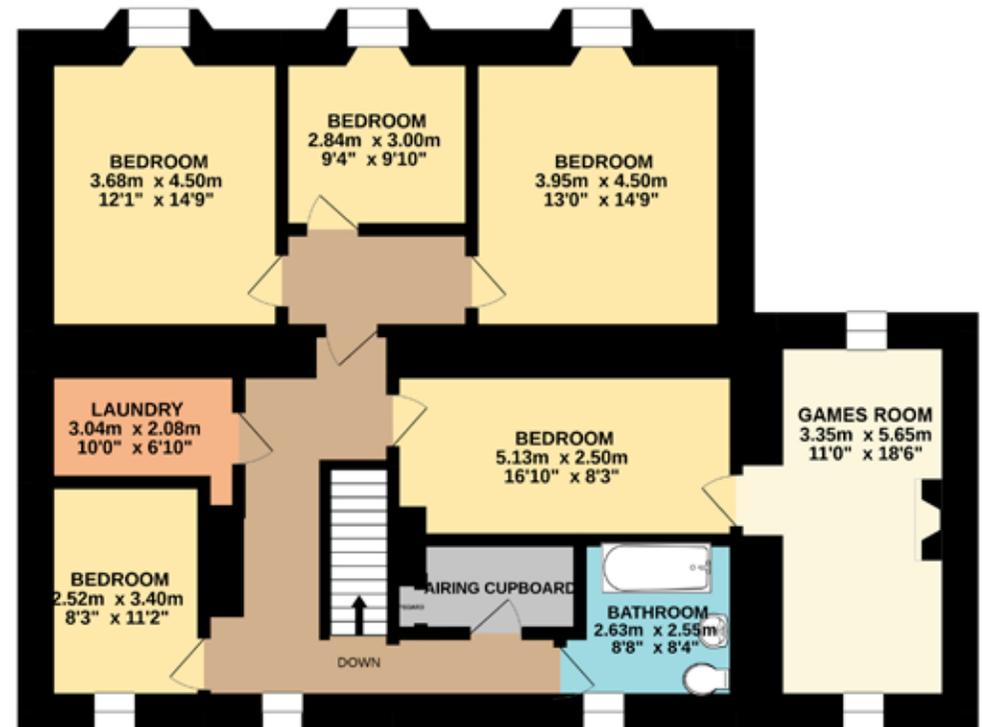
Patio area with mature garden grounds to the front, mainly down to lawned areas, mature shrubs and specimen trees.

Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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

COUNCIL TAX

Dunjarg Farmhouse: Band F



THE FARM STEADING

The steading at Dunjarg is of modern and traditional construction. The steading briefly comprises:

- **Range of Traditional Barns & Byres**

At present, utilised for general storage, however we are of the view that these traditional stone 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

- **Modern Farm Steading**

The modern farm buildings comprise of a range a steel portal general purpose shed with adjoining hayshed .



THE AGRICULTURAL LAND

The agricultural land extends in total to about 4.35 acres (1.762 hectares) to include the areas occupied by the farmhouse, steading, roads, etc. The agricultural land is classified as being mainly within yield class 4 of the Macaulay Scale, as produced by the James Hutton Institute. The land has all been allocated a region 1 status and at present is all down to grass for either grazing or mowing. The farm is registered with the Agricultural Food & Rural Communities – Rural Payments & Inspections Division, with a main location code of: 491/0011.

BASIC PAYMENT ENTITLEMENTS

There is no Basic Payment Entitlements either owned or transferable.



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 for a definitive list of burdens subject to which the property is sold.

HOME REPORT

It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number (491/0011) 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, it should be noted that the dwellinghouse and grazing land are being sold as a whole and cannot be purchased separately.

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.

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 June 2022



Sale Plan



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