



# GRAHAM'S HALL

Ecclefechan, Lockerbie, DG11 3LG



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan





# GRAHAM'S HALL

**Ecclefechan, Lockerbie, DG11 3LG**

**Annan 6.8 miles, Dumfries 19 miles, Carlisle 19 Miles, Glasgow 78 miles**

## **A RESIDENTIAL AGRICULTURAL SMALLHOLDING WITH DEVELOPMENT POTENTIAL SITUATED WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS**

- TRADITIONAL THREE BEDROOM FARMHOUSE (REQUIRES FULL REFURBISHMENT)
- TRADITIONAL COURTYARD STEADING (MAY HAVE DEVELOPMENT POTENTIAL)
- ABOUT 26 ACRES OF GRAZING LAND
- POTENTIAL FOR SMALLSCALE AGRICULTURAL OR EQUESTRIAN PURPOSES
- CONVENIENTLY LOCATED CLOSE TO MAJOR ROAD NETWORKS

**IN ALL ABOUT 27.08 ACRES (10.96 HECTARES)**

### **VENDORS SOLICITORS**

Mr Joshua Ward  
Walker & Sharpe Solicitors  
37 George Street  
Dumfries  
DG1 1EB  
Tel: 01387 267222



### **SOLE SELLING AGENTS**

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Graham's Hall is conveniently located on the periphery of Ecclefechan just over 6 miles from the busy town of Annan and about 19 miles from both regional centre of Dumfries and the City of Carlisle.

Graham's Hall is a former agricultural smallholding occupying an elevated site with far reaching views over the Solway Firth. The property affords the opportunity to develop an agricultural, equestrian or any other tourist-based enterprise in a rural yet accessible area of Dumfries & Galloway.

Graham's Hall Farmhouse requires full refurbishment, however, provides a blank canvas to create a lovely family home. The traditional courtyard steading is utilised for storage but 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.

The land at Graham's Hall amounts to about 27.08 acres to include the areas occupied by the farmhouse, steading, access tracks, etc. The land is made up of four field enclosures and at present is utilised for the grazing of livestock or production of forage.

Ecclefechan's most enduring claim to fame is as the birthplace in 1795 of Thomas Carlyle, the essayist, satirist, and historian. The village benefits from a small range of services, such as a hotel and primary school, with a wider range of services available at the nearby town of Annan boasting all essential and professional services, along with a thriving High Street with both primary and secondary schooling available. The University of Southwest Scotland is located at Dumfries, some 19 miles distant.

Graham's Hall boasts excellent communications and commuting links with Carlisle only about a 20 minute drive away with both Glasgow and Edinburgh a little over an hour's drive north and with the M74 adjoining the M6 at Gretna, the property is within commuting distance of some of the major centres. There is a main line railway station at Annan, Lockerbie & Dumfries, which run a full timetable of services both north and south.

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 is 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 PRICES

Offers for Graham's Hall are sought **in excess of: £350,000**

## 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](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

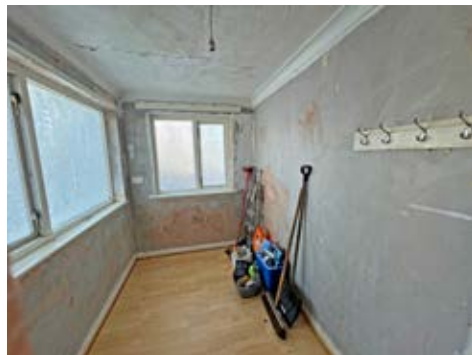
### GRAHAM'S HALL FARMHOUSE

Graham's Hall Farmhouse is of traditional construction set under a slated roof, over two floors. The farmhouse has a generous footprint and has been uninhabited for some time requiring full refurbishment.

The property in more detail very briefly comprises:

### GROUND FLOOR

- Entrance Porch
- Kitchen



- Lounge
- Central Hallway
- Front Door Porch
- Sitting Room
- Inner Hallway
- Cloakroom

#### FIRST FLOOR

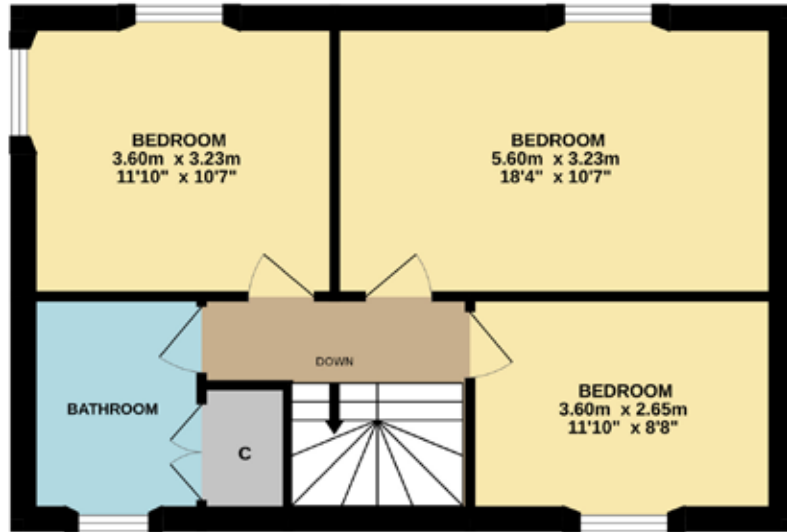
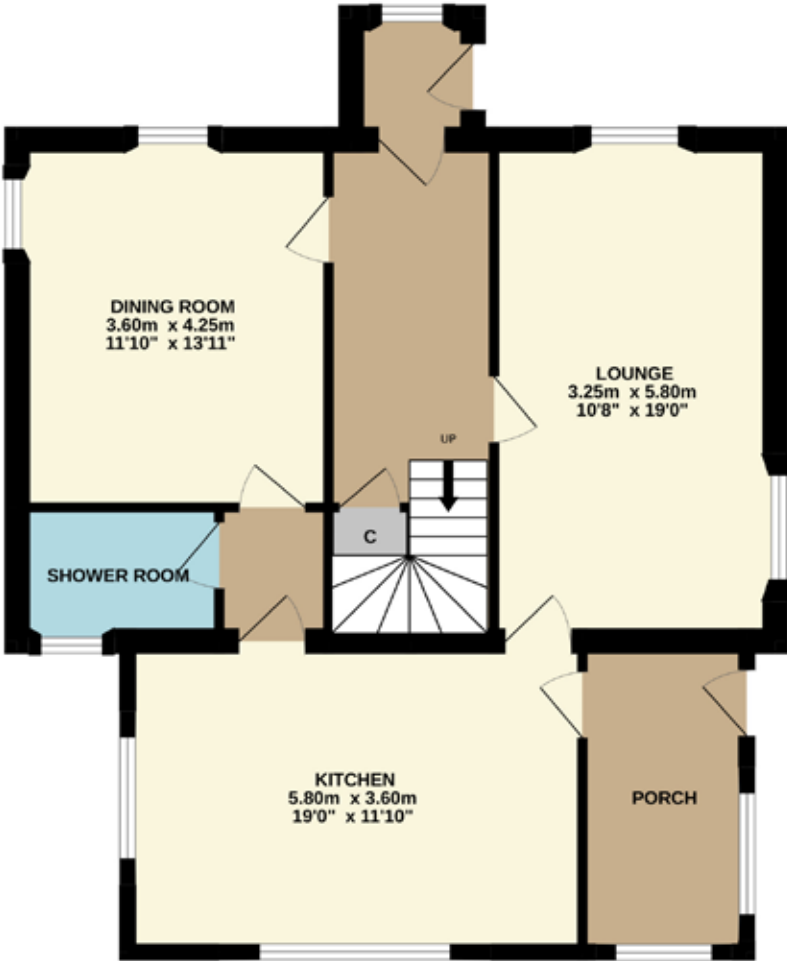
- Bathroom
- Double Bedroom 1
- Double Bedroom 2
- Single Bedroom 3



# 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

- Mains water and electricity
- Private drainage
- Oil fired central heating (requires reinstated)

## OUTSIDE

The property is accessed via its own private driveway. There are garden grounds surrounding the dwelling with the courtyard steading to the rear and adjacent former cattle feed courts.

## TRADITIONAL STEADING

The agricultural steading is in a reasonable condition commensurate with its age and mainly comprises of a range of stone-built barns and byres. 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.



## THE GRAZING LAND

The land amounts to some 27.08 acres contained within a single block. The fields have good access and at present are all down to and is grass for grazing and or silage. The land is mainly graded 4 on the Macaulay Land Capability Scale, as produced by the James Hutton Institute and is capable of growing a wide range of cereal or forage crops. The land is registered with the AFRC-RPID and is categorised as region 1.

## BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The agricultural land has been allocated payment region 1 and is classified as LFASS. For the avoidance of doubt there are no entitlements and the property has been let on a seasonal basis in past years, therefore, there is no SAF forms to exhibit to potential purchasers. The purchasers(s) will upon completion will be provided with the necessary paperwork to transfer the holding with the AFRC-RPID.



#### **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, **Mr Joshua Ward** for a definitive list of burdens subject to which the property is sold. However, we would draw your attention to:

1. An area of land at the southern edge of the property contains a scheduled ancient monument known as Fairy Knowe.

#### **COUNCIL TAX**

Band C

#### **APPORTIONMENT**

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

#### **HOME REPORT**

There is no requirement for a home report or EPC given that the property is deemed uninhabitable and the property is an agricultural holding, therefore of mixed use and will not be sold in lots.

#### **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**

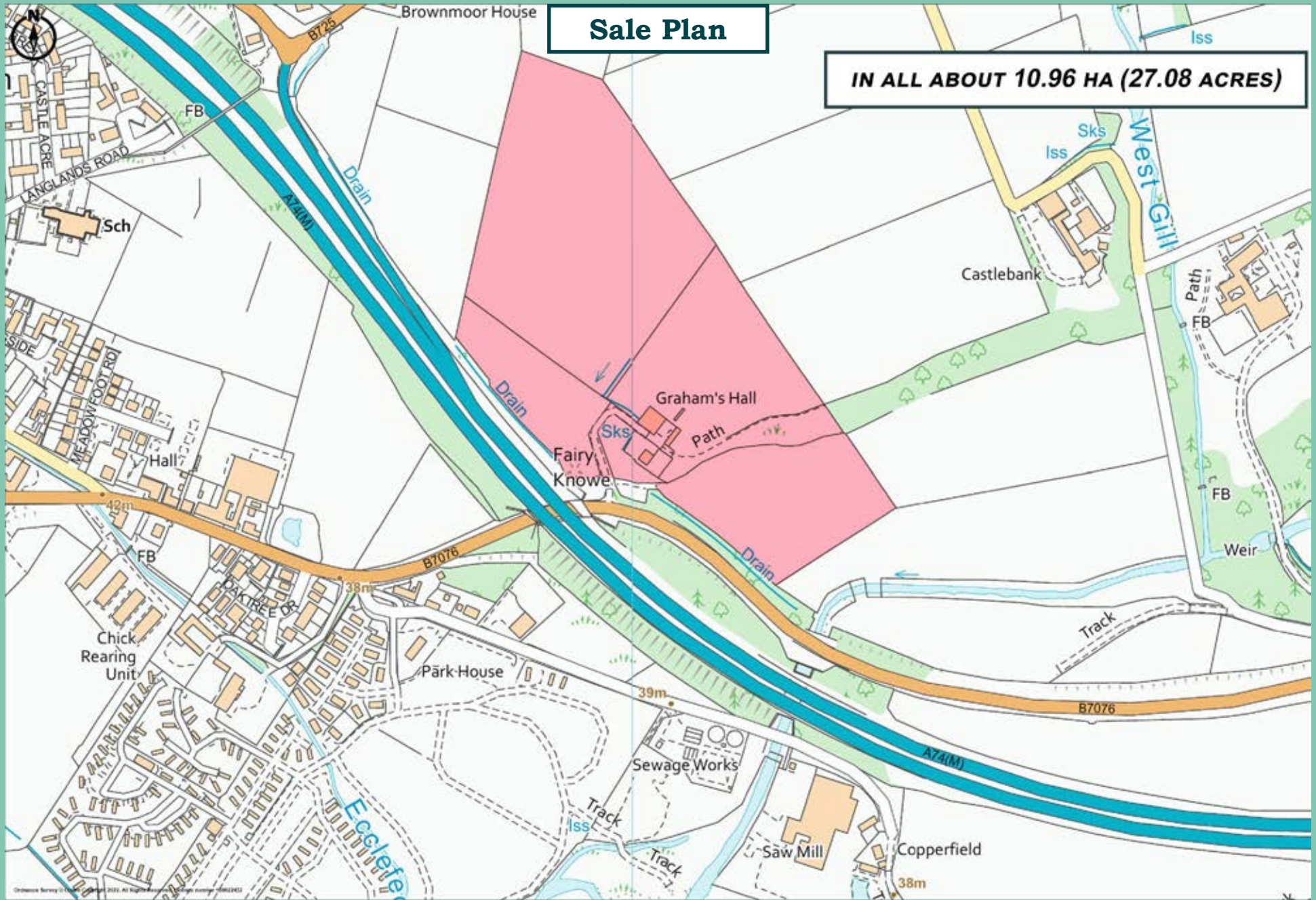
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

#### **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 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 January 2023***



**Sale Plan**

**IN ALL ABOUT 10.96 HA (27.08 ACRES)**

