

CONRICK FARM

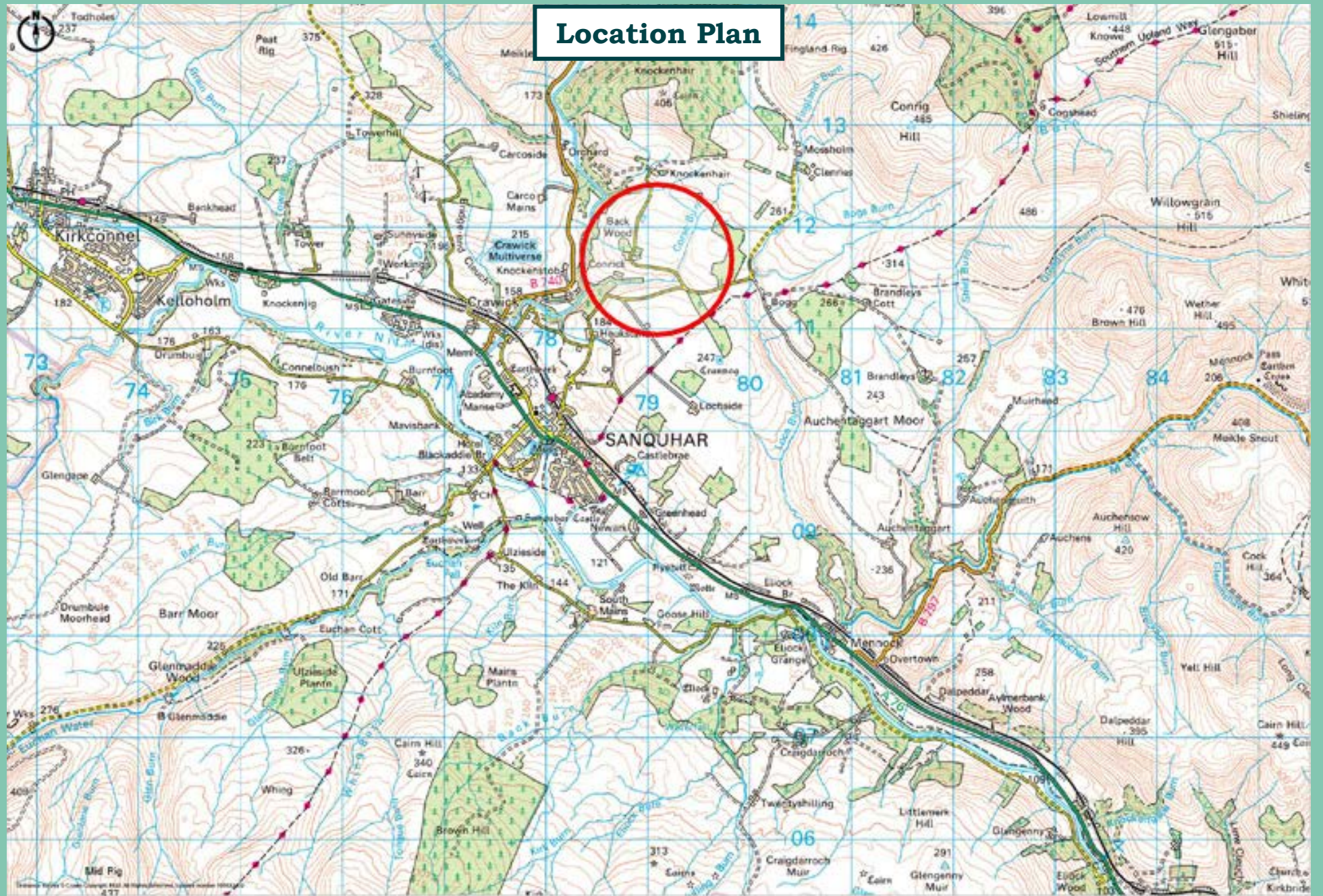
Sanquhar, Dumfries, DG4 6JD



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



CONRICK FARM

Sanquhar, Dumfries, DG4 6JD

Sanquhar 2 miles, Dumfries 28 miles, Ayr 33 miles, Glasgow 52 miles, Carlisle 62 miles

A DIVERSE FORMER DAIRY FARM WITH A HIGHLY PRODUCTIVE POULTRY UNIT LOCATED WITHIN A PICTURESQUE AREA OF DUMFRIES & GALLOWAY

- TRADITIONAL FOUR BEDROOM FARMHOUSE WITH SELF-CONTAINED ONE BEDROOM APARTMENT
- MODERN AND TRADITIONAL STEADING
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- FULL PLANNING PERMISSION FOR SITING OF SHEPHERDS HUTS (DEVELOPMENT STARTED)
- BASIC PAYMENT (38.78-R1 5.14-R2 1.10-R3)
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- CONRICK FARMHOUSE EPC RATING – G (19)
- CRAWICK VIEW EPC RATING - D (66)

IN ALL ABOUT 144.48 ACRES (58.47 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

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



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

Conrick Farm is situated about 2 miles north of the village of Sanquhar within Dumfries & Galloway. This former dairy farm benefits from not only a traditional farmhouse but also self-contained one-bedroom apartment (Crawick View), which could be utilised for extended family living or indeed any farm workers.

The land is in a ring fence amounting to about 144 acres of agricultural land and woodlands. The agricultural land is down to grass or forage crops for grazing and conservation (silage or hay), with the land also being capable of growing a wide range of cereal and other forage crops.

The steading is a mixture of modern and traditional farm buildings to include four former poultry units which recently had been very successful units producing a mixture of organic and free-range.

During the current ownership Conrick Farm has diversified to meet the demands of various sectors. Included in the current diversification projects is the start of a development with full planning permission for siting of eight Shepherds huts for holiday use. Two sites are awaiting accommodation onsite. The planning can be accessed through Dumfries & Galloway Council's planning department at: www.dumgal.gov.uk/planning using the reference: 18/1318/FUL.

The nearest local services can be found within the village of Sanquhar, a small market town in the Nith Valley. Sanquhar's high street houses several shops and there are places to eat too. Sanquhar's main attraction is the Tolbooth Museum, a handsome Georgian town house in which the history of the village is revealed, from the mining history as well as the local weaving and hand-knitting industries. Also of interest is the town's post office which has been operating continuously since 1712, with a sign above the door proclaiming this the oldest post office in the world. A more extensive range of professional and retail services can be found either in Dumfries or Ayr.

Nearby, the Crawick Multiverse is a land art project, funded by the Duke of Buccleuch. The piece was designed by world famous landscape artist Charles Jenks, whose work can also be found in the grounds of the Scottish National Museum of Modern Art and Jupiter Artland in Edinburgh.

The Sanquhar Riding of the Marches is a much-anticipated event celebrated annually to commemorate the town's history and features equine parades, decorated floats and free entertainment.

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 exists 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 Conrick Farm are sought **in excess of: £800,000**



VIEWING

Strictly 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

CONRICK FARMHOUSE

A traditionally built Dumfriesshire farmhouse offering family living over two floors. Conrick farmhouse benefits from spacious four-bedroom accommodation with a family kitchen / diner, living room and additional rooms which are currently utilised for storage, but could be made into further living space. Conrick Farmhouse occupies an elevated plot with far reaching views across the surrounding countryside. A floor plan is contained within these particulars to show the full extent of the property.



SERVICES

- Biomass boiler with feed-in tariff
- Mains water & electricity
- Private drainage
- The telephone line is installed subject to the normal BT regulations.





CRAWICK VIEW

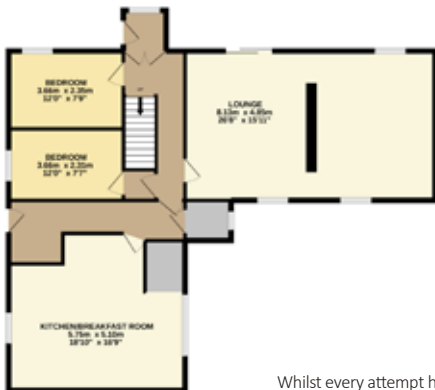
A one-bedroom apartment is attached to the main farmhouse, benefitting from a sunroom which takes advantage of the stunning views, open plan kitchen / diner and a first-floor bedroom and shower room. A floor plan is contained within these particulars to show the full extent of the property.

Floor Plan Crawick View

Floor Plan Conrick Farmhouse

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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CONRICK FARM STEADING

The farm buildings are situated on either side of the minor public road, to the north and east of Conrick Farmhouse. The steading in more detail briefly comprises:

- **Former Dairy Complex**
Of Steel portal construction under a fibre cement roof, sub divided into pens. This unit is of modern design and fit for any type of agricultural usage.



- **Traditional Steading**
Now utilised as general storage.
- **Traditional Hay Shed**
- **Livestock Shed**
- **Pole barn**



- Silage Clamp
- Slurry lagoon (400,000 gallons)
- Three Feed Bins
- Poultry Units

Four free range poultry units housing six flocks have been constructed, three which are situated within the farm steading and one, which has in the past been utilised for organic production, these are situated to the south of the farm on the farm driveway. The maximum free-range capacity of the units is between 28,000 & 32,000 birds, depending on the system undertaken by the producer. The farm further benefits from an egg packing station, which is registered and has a private contract.

The dimensions and construction of the sheds are as follows:

1. 56.67m x 15.04m constructed in 1988 by Turkington
2. 58.41m x 14.83m constructed in 1990 by Fitzgerald & Killen
3. 80.85m x 15.24m constructed 2001 by Harlow
- 4 & 5. 73.23m x 16.46m constructed 2004 by Harlow (utilised organic)

There are feed bins for all units and dirty water systems. The egg packing station is located within unit 3.



THE LAND

Conrick Farm extends in total to about 144.48 acres (58.47 Ha), including the areas occupied by the farmhouse, steading, yards, access roads, woodlands, etc. The holding features 18 specific field enclosures, which are currently all down to grass for grazing and conservation (silage).

The land is classified as predominantly yield class 4² 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.



BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land has been allocated payment regions 1, 2 & 3. 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 2022 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Conrick Farm benefits from 38.78 units of region 1 entitlements with an illustrative unit value of €164.52 (Euros), 5.14 region 2 with an illustrative unit value of €36.27 and 1.10 region 3 with an illustrative unit value of €10.54. 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.

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, this obligation expires on 31st December in any given year.

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

COUNCIL TAX

Conrick Farmhouse: Band D
Crawick View: Band C

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, poultry, etc., and two Shepherds huts could be made available by separate negotiation with a local craftsman. 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 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.

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 February 2023

Field Number	LPID	Area (Ha)	BPS INELIGIBLE
1	NS/78705/11685	1.25	
2	NS/78714/11907	1.05	0.08
3	NS/78781/11680	0.43	0.1
4	NS/78789/11597	1.53	
5	NS/78797/11822	1.23	1.04
6	NS/78832/11979	2.31	
7	NS/78849/11867	0.49	
8	NS/78851/11456	0.95	
9	NS/78879/11524	3.95	0.38
10	NS/78885/11399	5.14	
11	NS/78916/11329	1.19	
12	NS/78924/11758	0.42	
13	NS/78966/12096	0.93	0.19
14	NS/79115/11806	10.88	0.06
15	NS/79425/11868	4.34	
16	NS/79506/11535	10.55	
17	NS/79610/11783	5.98	
18	NS/79720/11843	1.92	1.6
19	N/A	3.93	N/A ROADS YARDS ETC ETC
		Total: 58.47 HA	
		144.48 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 58.47Ha (144.48 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.

BPS Entitlement Claimed 2022

Region 1 – 38.78 units (Indicative Value 2022 €164.52 (Euros))

Region 2 – 5.14 units (Indicative Value 2022 €10.54 (Euros))

Sale Plan

