



STOCKBRIDGEHILL FARM

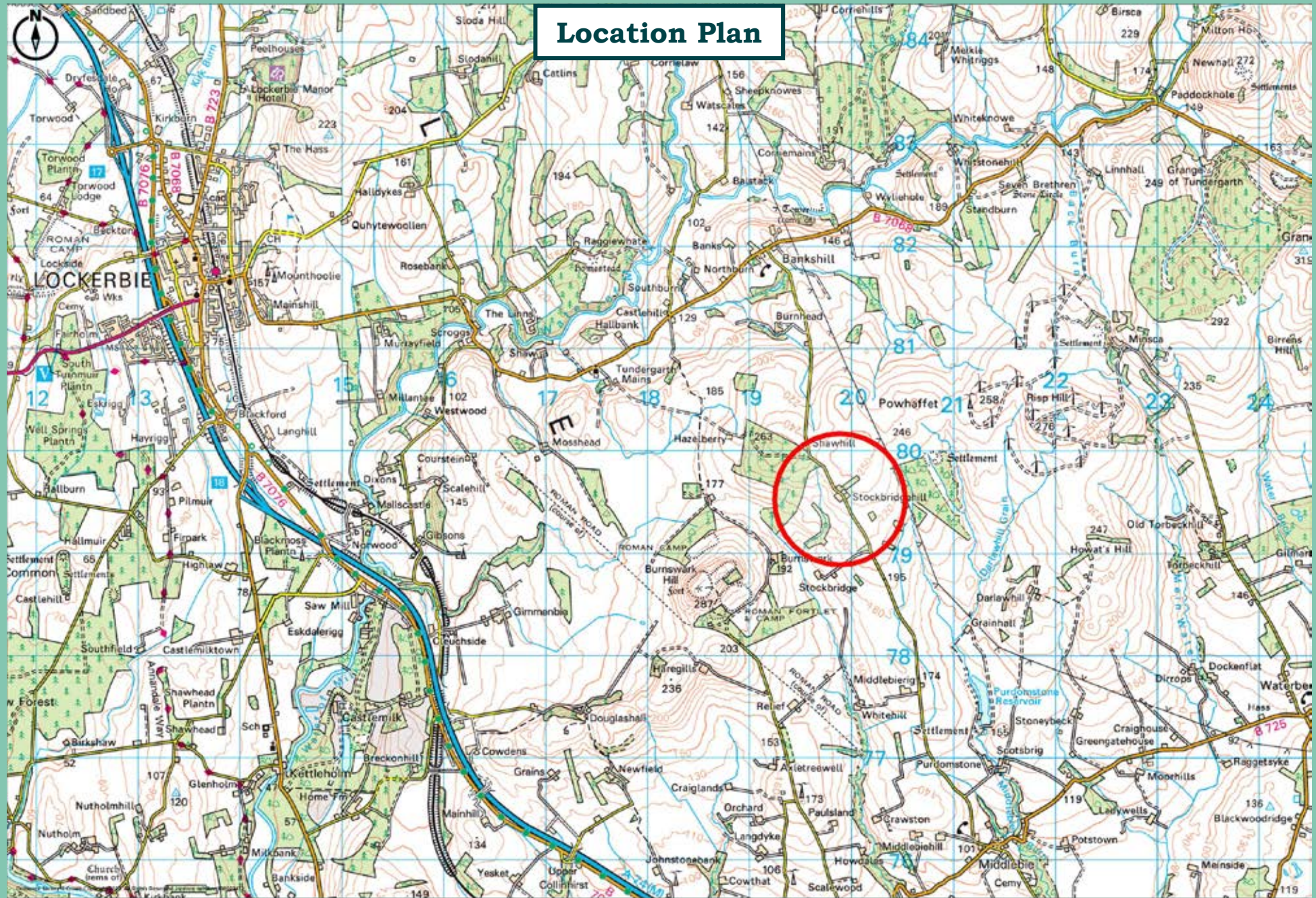
Middlebie, Lockerbie, Dumfries, DG11 3JZ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



STOCKBRIDGEHILL FARM

Middlebie, Lockerbie, Dumfries, DG11 3JZ

Lockerbie 5 miles, Dumfries 18 miles, Carlisle 36 miles, Glasgow 77 miles

A PRODUCTIVE STOCK REARING FARM SITUATED IN A STUNNING RURAL LOCATION WITHIN DUMFRIES & GALLOWAY

- TRADITIONAL FOUR BEDROOM FARMHOUSE
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE GRAZING & MOWING LAND
- 62.53 UNITS OF REGION 1 BASIC PAYMENT ENTITLEMENTS
- FARMHOUSE EPC RATING: F (27)

IN ALL ABOUT ACRES 165.80 (67.10 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell Solicitors
Princes Exchange
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

Stockbridgehill Farm occupies an elevated site not far from the Village of Bankshill, just off the B7068 Lockerbie to Langholm Road. The property is within easy reach of the main M74 arterial route. Stockbridgehill is a productive stock rearing and feeding farm benefitting from a traditional four-bedroom farmhouse, modern and traditional farm buildings, good access tracks and about 165 acres of agricultural land. The steading is a mixture of traditional and modern construction.

The farmhouse at Stockbridgehill occupies an elevated site affording stunning views across the surrounding countryside towards the Solway Coast. The farmhouse offers comfortable family accommodation over two floors.

Local services are found within the busy market town of Lockerbie, which offers all essential services with a comprehensive range of leisure facilities, a modern health centre, a wide range of professional services as well as two national supermarkets. Both primary and secondary schooling are highly rated and available within the town.

This area boasts excellent communications and commuting links with both Glasgow and Edinburgh a little over an hour's drive north, with the M74 adjoining the M6 at Gretna, the property is within commuting distance of some of the major English centres. There is a main line railway station at Lockerbie, which runs 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 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, etc. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

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 Stockbridgehill are sought **in excess of: £1,200,000**

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

STOCKBRIDGEHILL FARMHOUSE

The farmhouse occupies an elevated site and offers picturesque open views over the surrounding countryside towards the Solway Coast. The dwelling is of traditional construction, rendered under a slated roof over two storeys. The property provides spacious family accommodation over two floors, briefly comprising:



GROUND FLOOR

- **Rear Door Porch**
- **Utility Room**
Plumbed for white goods.
- **Storeroom**
With cloakroom off.
- **Kitchen**
With a range of floor and wall units, window overlooking the steading.
- **Central Hallway**
With stairs off to the first floor.

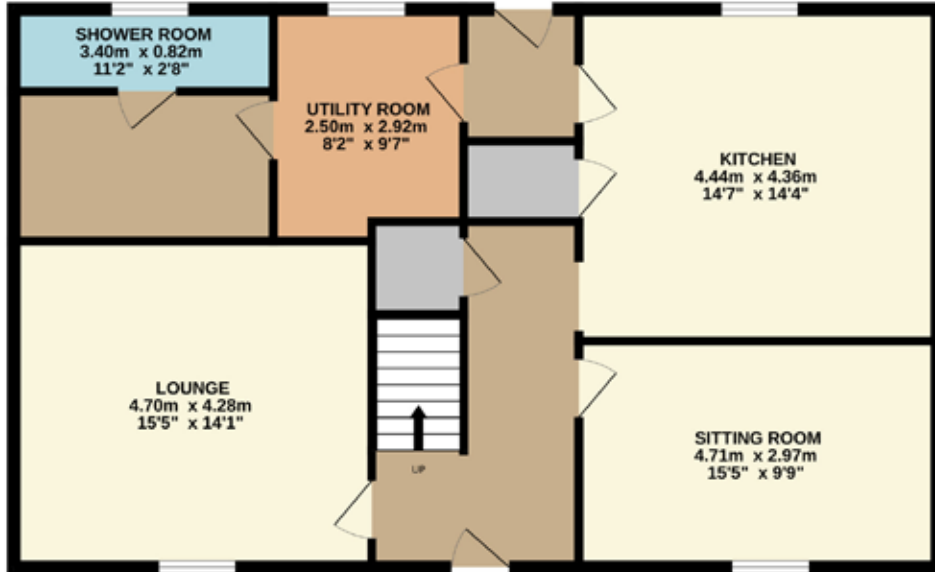


- **Sitting Room**
With wood burning stove and window to the front.
- **Lounge**
With wood burning stove and window to the front.

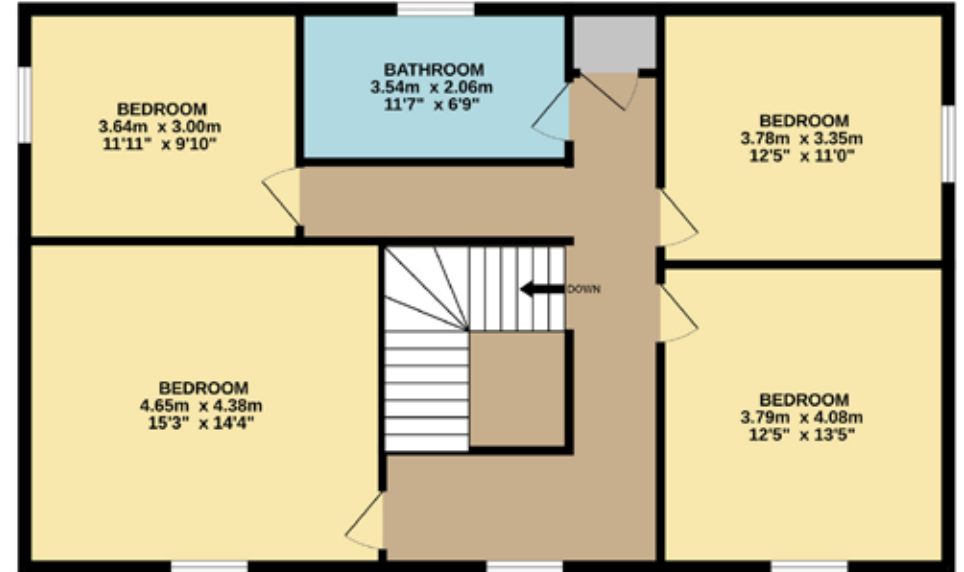


Floor Plan

GROUND FLOOR



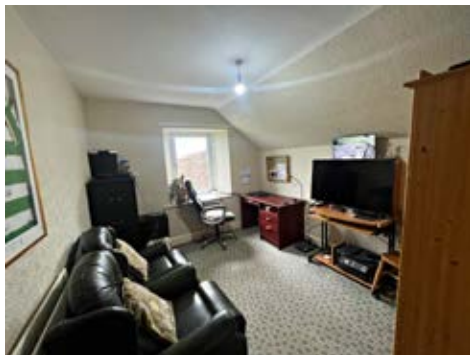
1ST FLOOR



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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FIRST FLOOR

- **Upper Hallway**
With built-in storage cupboard and window to the front.
- **Office / Bedroom 1**
Currently utilised as a farm office with a window to the side.
- **Family Bathroom**
With bath, WC & WHB, underfloor heating.
- **Double Bedroom 2**
- **Double Bedroom 3**
- **Single Bedroom 4**



OUTSIDE

Garden grounds to the front of the dwelling, which are mostly laid down to lawns. The garden grounds benefit from stunning elevated views across the surrounding countryside towards the Solway Coast & Cumbrian Hills.

SERVICES

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

THE FARM STEADING

Located to the rear of the farmhouse is a courtyard which leads to the steading buildings. The main of the steading buildings are all of steel portal construction and well-maintained. They briefly comprise of a general purpose shed utilised for workshop and feed storage, cantilever style shed utilised as calving boxes and cattle housing with lean-to slatted shed, sub-divided into pens for store cattle. Covered silage clamp (top filled), modern steel portal shed containing cubicles along with outdoor concrete yard.

The steading is adequate for the present farming system to overwinter all the beef herd and it has, at some time in the past, been utilised for dairy production.





THE LAND

Stockbridgehill extends in total to about 165.8 acres (67.10 Ha), including the areas occupied by the farmhouse, steading, yards, woodland, access roads, etc.

The land is contained within 13 clearly defined field enclosures, which benefit from good roadside access. The enclosures are well-fenced and watered. The land is classified as predominantly yield class 4 of the Macaulay Institute for Soil Research (Land Capability Study) as defined by the James Hutton Institute.

The land is all down to grass for grazing and or conservation (silage), with Stockbridgehill being self-sufficient in home grown forage. The land lies within payment regions 1 and wholly within the LFASS area.

Contained within the acreage is a wood at field number 4 with a further planted area having been recently clear felled at field number 9.

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 2023 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Stockbridgehill Farm benefits from 62.53 units of region 1 entitlements with illustrative unit values of €165.63 (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 2023 Basic Payment, 2023 greening payment and LFASS.

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 2023, this obligation expires on 31st December 2023.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over any clamped or baled silage, straw, etc. Any valuation required will be carried out by Threave Rural Ltd. whose opinion will be final and binding to both vendor and purchaser.

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 Grierson Dunlop, Turcan Connell** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX BANDING: E

APPORTIONMENT

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

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.

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 including riparian fishing rights .

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 2023

Field Number	LPID	Area (Ha)
1	NY/19385/79168	4.63
2	NY/19546/79288	8.61
3	NY/19554/78940	3.93
4	NY/19666/79137	2.93
5	NY/19674/79657	6.24
6	NY/19752/79099	6.22
7	NY/19775/79489	3.78
8	NY/19892/79770	5.8
9	NY/19900/79592	0.64
10	NY/19915/79360	3.27
11	NY/20051/79557	6.33
12	NY/20160/79961	6.85
13	NY/20259/79805	7.19
A	ROADS YARDS & BUILDINGS	0.68
Totals:		67.10 Ha (165.80 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 **67.10 Ha (165.80 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.

Sale Plan

