



# NUNLAND

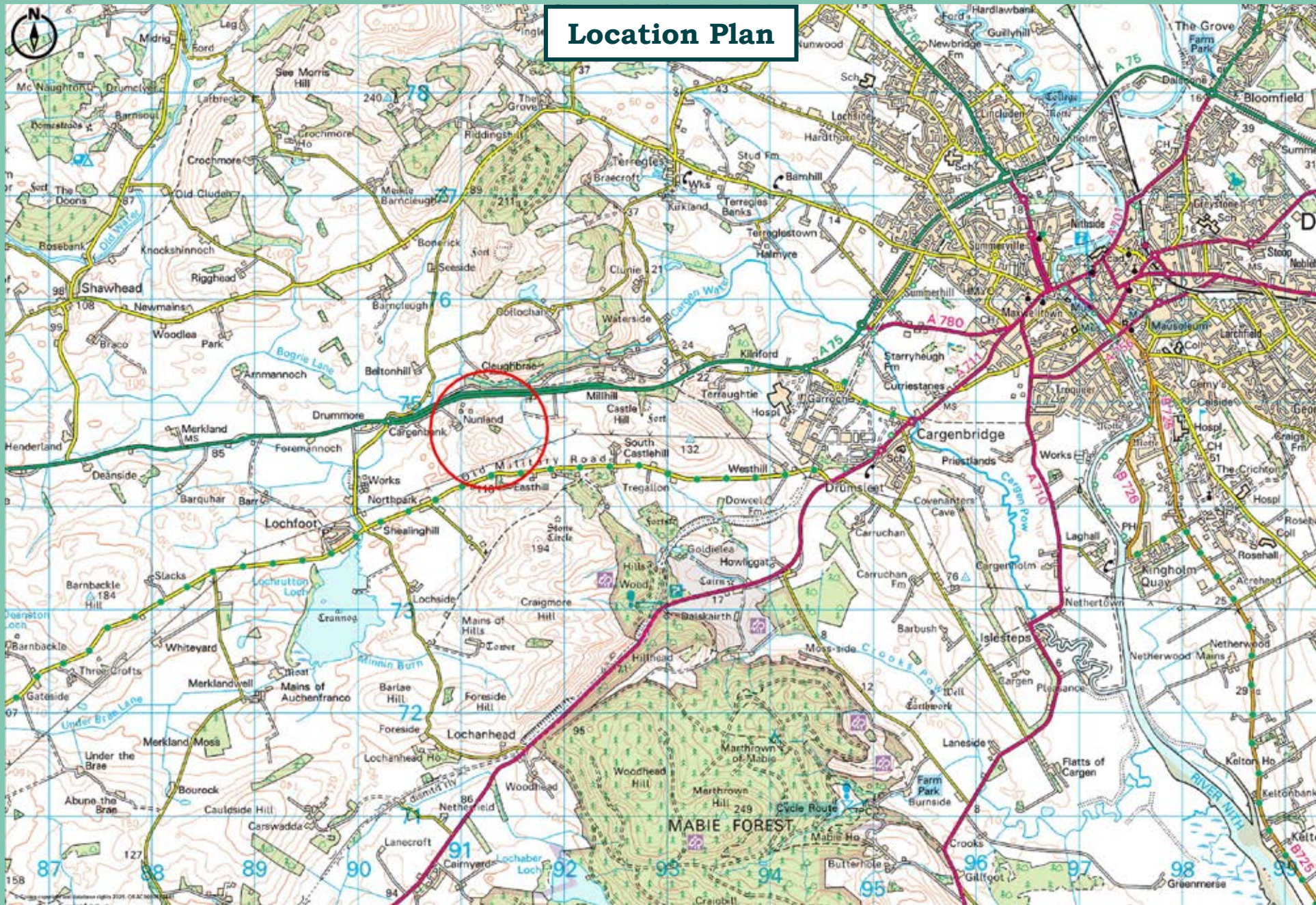
Lochfoot, Dumfries, DG2 8PZ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# NUNLAND

## Lochfoot, Dumfries, DG2 8PZ

Dumfries 4 miles, Carlisle 38 miles, Glasgow 80 Miles, Edinburgh 82 Miles

### A FABULOUS OPPORTUNITY TO PURCHASE A DIVERSE PORTFOLIO OF PROPERTY WITH LAND SITUATED ON AN STUNNING ELEVATED SITE ON THE PERIPHERY OF THE GALLOWAY VILLAGE OF LOCHFOOT

- TRADITIONAL DETACHED THREE BEDROOM COTTAGE (2 EN-SUITE)
- GARDEN GROUNDS WITH OPEN ELEVATED VIEWS
- REDUNDANT TWO STOREY SANDSTONE HOUSE
- HARDSTANDING YARD WITH STABLES
- HOLIDAY PARK WITH LUXURIOUS HILLSIDE LODGES
- IN ALL ABOUT 57.75 ACRES (23.37 HECTARES)

AVAILABLE AS A WHOLE OR IN THREE LOTS

FOR SALE PRIVATELY

#### VENDORS SOLICITORS

Laura McArthur  
Curle Stewart Solicitors  
189 St. Vincent Street  
Glasgow  
G2 5QD  
Tel: 0141 2276200



#### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
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Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)





## INTRODUCTION

Nunland is a fabulous portfolio of property situated on a stunning elevated site, just on the periphery of the village of Lochfoot. The properties are **offered for sale in three lots or as a whole** to include an extremely well-presented traditional cottage (Barn Cottage), with land incorporating a commanding two storey sandstone house constructed circa 1909 (requires full refurbishment) along with 16.61 acres of grazing land and equestrian facilities, Nunland Hillside lodges with land and about 12.23 acres making up lot 2 and lot 3 being a former quarry and upland grazing land extending to about 28.92 acres in all. **The full lotting description can be found in the particulars of sale.**

The of village Lochfoot offers a primary school and a thriving village hall. A wider range of services are located within a short drive of the property at the busy market town of Dumfries which boasts all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both secondary schooling with the Crichton University Campus offering a wide variety of further education choices. The hospital at Dumfries is only a 5-minute drive away from the property.

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 courses. Equestrian activities are a feature of the area, with two active branches of the Pony Club of Great Britain.

## DIRECTIONS

Nunland is situated on the periphery of the Village of Lochfoot, as indicated on the location plan, which forms part of these particulars.

*What3words: rumbles.tour.rural*

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICES

Offers for Nunland are sought **in excess of:**

**LOT 1: £595,000**

**LOT 2: £850,000 (sales stock of two lodges available by separate negotiation)**

**LOT 3: £95,000**

**AS A WHOLE: £1,540,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**

**No' 3 Ring**

**New Market Street**

**Castle Douglas**

**DG7 1HY**

**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

### LOT 1: BARN COTTAGE, COMMANDING TWO STOREY HOUSE, STABLES AND YARD AND ABOUT 16.613 ACRES OF GRAZING LAND

Nunland is approached by its own private road which gently inclines to a fabulous, elevated site with far reaching panoramic views over the surrounding Galloway countryside. **The cottage** is the principal dwelling of the current owners and offers well-presented three-bedroom accommodation over two floors. Off the central hallway is a well-equipped family kitchen where there is ample room to accommodate a dining table. There are patio doors to the Indian sandstone patio, perfect for those summer day barbecues and family and social entertaining. The remaining rooms on the ground floor contain a utility room, family bathroom and a cosy lounge with patio doors, again to the patio. The first-floor accommodation offers three bedrooms, two of which are en-suite.

Across the yard is a commanding **two storey sandstone house** built circa 1909, which does require full refurbishment but still retains many lovely original features which could be brought back to life. This property offers a fabulous development opportunity for creating extended family living or indeed to develop further holiday accommodation.

**Floor plans are contained within these particulars for both properties showing the layout and dimensions of each.**

Outside there is a hardstanding storage yard offering parking for ample vehicles and in addition, lot 1 comes with just over **16 acres of grazing land** which has been used for the grazing of horses and sheep.

A feature of lot 1 is the inclusion of a range of traditionally built stables, along with two storage buildings. Across the yard is a full size menage with the yard providing ample storage for a number of vehicles. A new access track has been laid creating a separate access for lot 1, therefore isolating this from the remainder.

The grazing land included with lot 1 is utilised and well suited to equestrian grazing. At present all the land is laid down to permanent grass. It should be noted that permission was approved for a bespoke horse gallop.

In addition, planning has been approved for the erection of a building to contain 8 commercial horse stables, storage area, and tack room, siting of a portacabin to act as a laundry, change of use of land to form 4 paddocks for horse grazing, canter track, and hardstanding area. Details of this planning can be found on Dumfries & Galloway Councils planning portal using the ref: 20/1855/FUL. Permission has also been granted for a new agricultural shed within the yard – planning reference: 20/1673/DPA.



GROUND FLOOR



1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of the floorplan should not be used as a guide to the actual dimensions of the property. The floorplan is for information only and should not be used as a basis for any purchase or other transaction. The services, systems and appliances shown here are not intended to be guaranteed in their operation or efficiency over the years.  
Hague Hill Developments (2023)







Other areas shown have been made to ensure the accuracy of the floorplan contained herein. Arrangements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The contents, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation or efficiency. Made with Metreage 12/12







## LOT 2: NUNLAND HILLSIDE LODGES



Nunland Hillside Lodges are nestled within the same enviably elevated site as Lot 1 with each having landscaped grounds. Tucked away from the principal dwelling with each lodge having a generous site with privacy from each. The ten holiday lodges offer a combination of more traditional but contemporary type lodges to more spacious and luxurious with each having private balconies and hot tubs. The lodges have a high occupancy rate every year and provide a steady income stream. In addition, there is one empty plot & 1 staff unit. **A further two sales units which are all ready to occupy can be made available by separate negotiation.** In April of this year a planning application will be submitted for an additional seven lodges.

The entire site as delineated on the sale plan extends to about 12.22 acres and includes a field on the approach to the lodges and an amenity area to the south which, subject to planning, could be further developed.







## SERVICES

### BARN COTTAGE

Mains water & electricity, LPG heating & private drainage. The council tax banding is band E and the EPC rating is: D (66)

### NUNLAND HILLSIDE LODGES

Each lodge benefits from mains water and electricity, LPG heating & private drainage. Two of the lodges benefit from full time occupancy with a council tax band of band A with the remainder of the lodges having a rateable value.

## LOT 3: CRAIGENBANK HILL & NUNLAND HILL

Amounting to about 28.92 acres of productive grazing land and the site of a former quarry which has provided useful aggregates in the past and is a valuable inclusion for the property. The grazing land has been utilised for equestrian and agricultural grazing, is all down to grass and is registered with the AFRC-RPID.



## HOME REPORT

There is no requirement to provide a home report as the property is of mixed use.

## 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, **Laura McArthur, Curle Stewart Solicitors**, for a definitive list of burdens subject to which the property is sold.

## APPORTIONMENT

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

## INGOING

There are no ingoing claims affecting the property.

## WARRANTY CLAUSE

Whilst 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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

## 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 March 2025*

# Sale Plan

