

# TOWNFOOT FARM

Parkgate, Dumfries, DG1 3LY

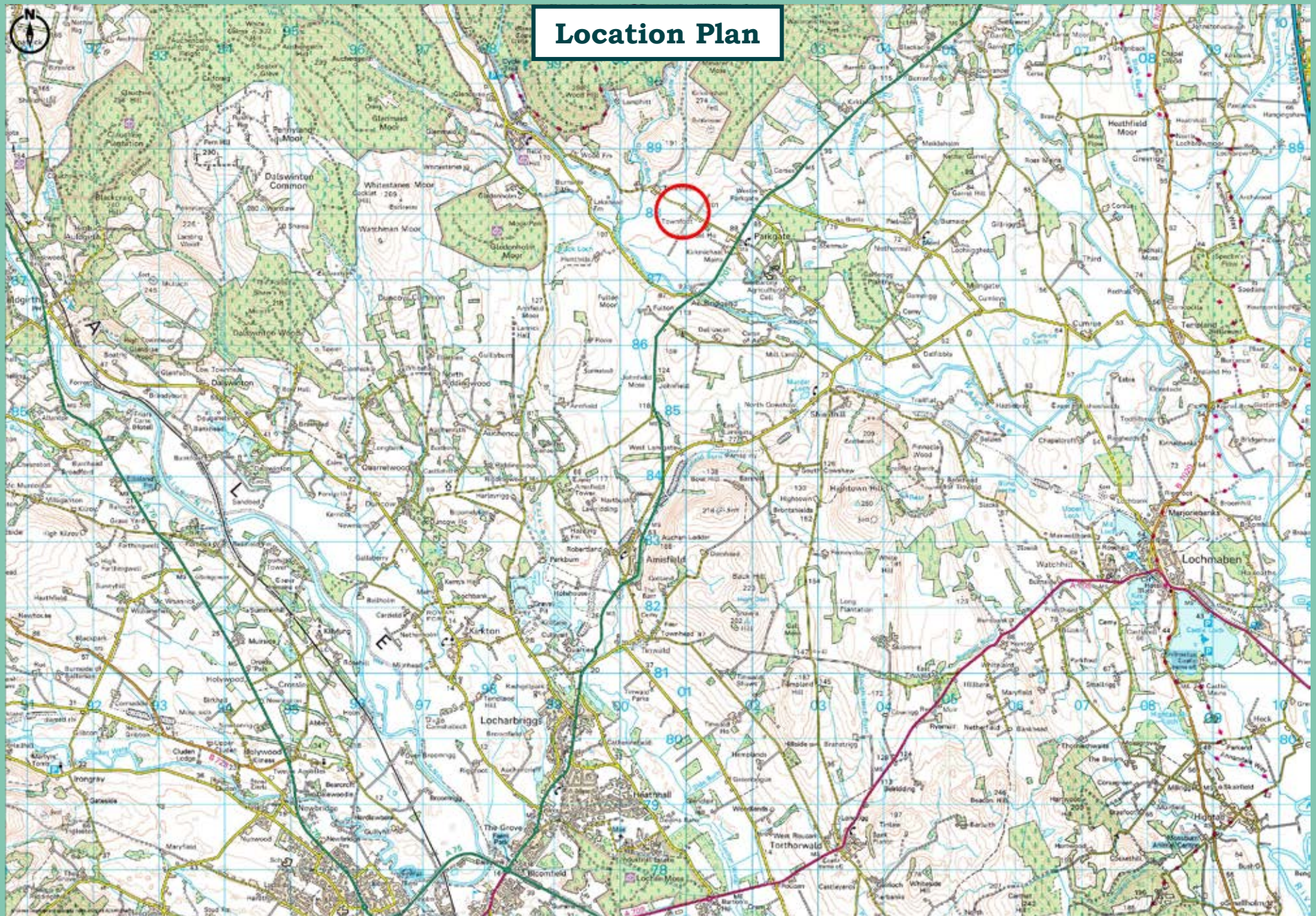


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan





# TOWNFOOT FARM

## Parkgate, Dumfries, DG1 3LY

Dumfries 8 miles, Lockerbie 11 miles, Carlisle 36 miles, A74 (M) 11 miles, Edinburgh 72 miles, Glasgow 69 miles

### AN EXCEPTIONAL HIGHLY PRODUCTIVE ARABLE AND FINISHING FARM CONVENIENTLY LOCATED WITHIN AN EASILY ACCESSIBLE AREA OF DUMFRIES & GALLOWAY

- TRADITIONAL WELL-PRESENTED ONE AND A HALF STOREY FARMHOUSE
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE ARABLE & MOWING LAND
- BASIC PAYMENT (REGION 1: 73.89 UNITS)

**IN ALL ABOUT 195.28 ACRES (79.03 HECTARES)**

**FOR SALE PRIVATELY AS A WHOLE**

#### VENDORS SOLICITORS

Walker & Sharpe  
37 George Street  
Dumfries  
DG1 1EB  
Tel: 01387 267222



#### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

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

Townfoot Farm is situated west of the village of Parkgate, just off the A701 and only about 12 miles from the A74 (M).

Townfoot is an exceptional arable and finishing farm in a highly south after area. The steading is of modern and traditional construction, which has been modified for the storage of cereals, machinery and the finishing of prime cattle. There also exists a range of traditional barns and byres which are mainly utilised for storage. The land is contained within a ring fence, in good sized field enclosures, is extremely fertile with a range of cereal crops grown annually.

Townfoot Farmhouse has been sympathetically modernised providing comfortable family accommodation over two floors. The property is extremely well-presented and benefits from wonderful open views over the surrounding countryside. The farmhouse has its own separate access with generous, beautifully landscaped garden grounds which offers privacy from the day-to day farming practices.

The nearest services are located at the busy market town of Dumfries, some 9.5 miles distant, boasting 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 primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices. Primary education is available at Nethermill Primary, only a short drive from the property. The Barony Agricultural College is located about 2½ miles from Townfoot of Parkgate.

Townfoot 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 centres. There is a main line railway stations at Lockerbie & Dumfries, 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 Townfoot Farm **as a whole** are sought **in excess of: £2,000,000**

## 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

### TOWNFOOT FARMHOUSE

Townfoot Farmhouse occupies a generous site with wonderful enclosed, mature garden grounds. The dwelling is of traditional construction, set under a slated roof. The property at present offers bright, spacious & comfortable family accommodation over two floors, as follows:

### GROUND FLOOR

- **Rear Porch / Boot Room**
- **Rear Hallway**  
With a large built-in storage cupboard.
- **Lounge / Diner**  
A generous family room with a multi-fuel stove set in an inglenook style fire-place, two windows to the rear enhance the natural light within.



- **Kitchen**  
With a range of floor and wall units incorporating an integrated dishwasher, five ring leisure range with a hot plate and a larder cupboard, a window looks into the conservatory.
- **Conservatory**  
With glazing to three sides affording wonderful open views.
- **Utility Room**  
With floor and wall units, plumbed for white goods, window to the rear.



- **Lounge**  
With a multi-fuel stove and a window to the front.
- **Bedroom 1**  
Currently utilised as a craft room / office, a window is set to the rear.
- **Central Hallway**  
With stairs off to the first floor, understair cupboard and a door to the front.
- **Shower Room**  
With a large corner shower cubicle, WC & WHB.





- **Bedroom 2**  
With a window to the rear.
- **Bedroom 3**  
With a window to the front



#### FIRST FLOOR

- **Bedroom 4**  
With a window to the front and built-in wardrobes.
- **Bedroom 5**  
With a window to the front.





## OUTSIDE

The farmhouse benefits from its own private driveway and private off-road parking. There are generous mature garden grounds surrounding the property.

## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil/multi-fuel stove	F	E (53)



## THE FARM STEADING

The farm steading comprises of a range of both traditional and modern farm buildings. The steading briefly comprises.

The steading briefly comprises:



- **Range of Traditional Barns & Byres**  
In a classic courtyard shape and utilised for general storage.
- **Slatted Cattle Shed**  
Concrete portal with a big six roof, concrete walls and central feed passage.
- **Cattle Court**  
Steel portal with box profile roof.
- **Workshop 1**
- **Workshop 2**
- **Dutch Barn**
- **Cereal & Machinery Shed**  
Recently constructed with extra height fibre cement roof and sliding doors.







- Silage Clamp
- Slurry Ring
- Former Grain Silo
- Hardstanding Area
- Cattle Handling Lean-to

#### **THE AGRICULTURAL LAND**

Townfoot Farm extends in total to about 195.28 acres (79.03 Ha), including the areas occupied by the dwelling house, steading, yards, access roads, riverbank, woodlands, etc.

The whole of the agricultural land lies within a ring fence, split only by a minor public road. The land is contained within 15 good sized field enclosures, which are well-fenced, drained and all have access to water and is all classified as region 1. The subjects are capable of cereal production and produce high yields of a range of crops. At this time 4 of the field enclosures are in cereal production with a mixture of spring and winter barley. The remainder of the enclosures are down to grass for grazing or mowing. To the southern end of the property the boundary runs on the Water of Ae which enhances the sporting potential on the farm.

The land is classified as 3<sup>2</sup> to 4<sup>2</sup> of the Macaulay Scale of land capability as produced by the James Hutton Institute.

#### **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 2025 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Townfoot Farm benefits from 73.89 units of region 1 with illustrative unit value of €160.66 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer 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 2025 Basic Payment and 2025 greening payment.**

**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 2025, this obligation expires on 31st December 2025.**

#### **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, **Walker & Sharpe** 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**

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

#### **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, 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 June 2025***

Field Number	Area (Ha)	Region or Description
1	8.59	PGRS
2	6.89	SPRING BARLEY
3	3.47	PGRS
4	6.12	PGRS
5	5.01	PGRS
6	6.32	TGRS
7	6.31	WINTER BARLEY
8	2.75	WINTER BARLEY
9	4.00	PGRS
10	4.33	TGRS
11	7.12	PGRS
12	2.27	SPRING BARLEY
13	2.51	PGRS
14	3.47	PGRS
15	5.12	PGRS
A	1.57	ROADS, BUILDINGS, ETC
B	3.18	RIVERBANK ETC
<b>Total: 79.03 Ha (195.28 Acres)</b>		

### **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 **79.03 Ha (195.28 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**

Region 1 – 73.89 units (Indicative Value 2025 **€160.66** (Euros))



