



LEAFIELD FARM

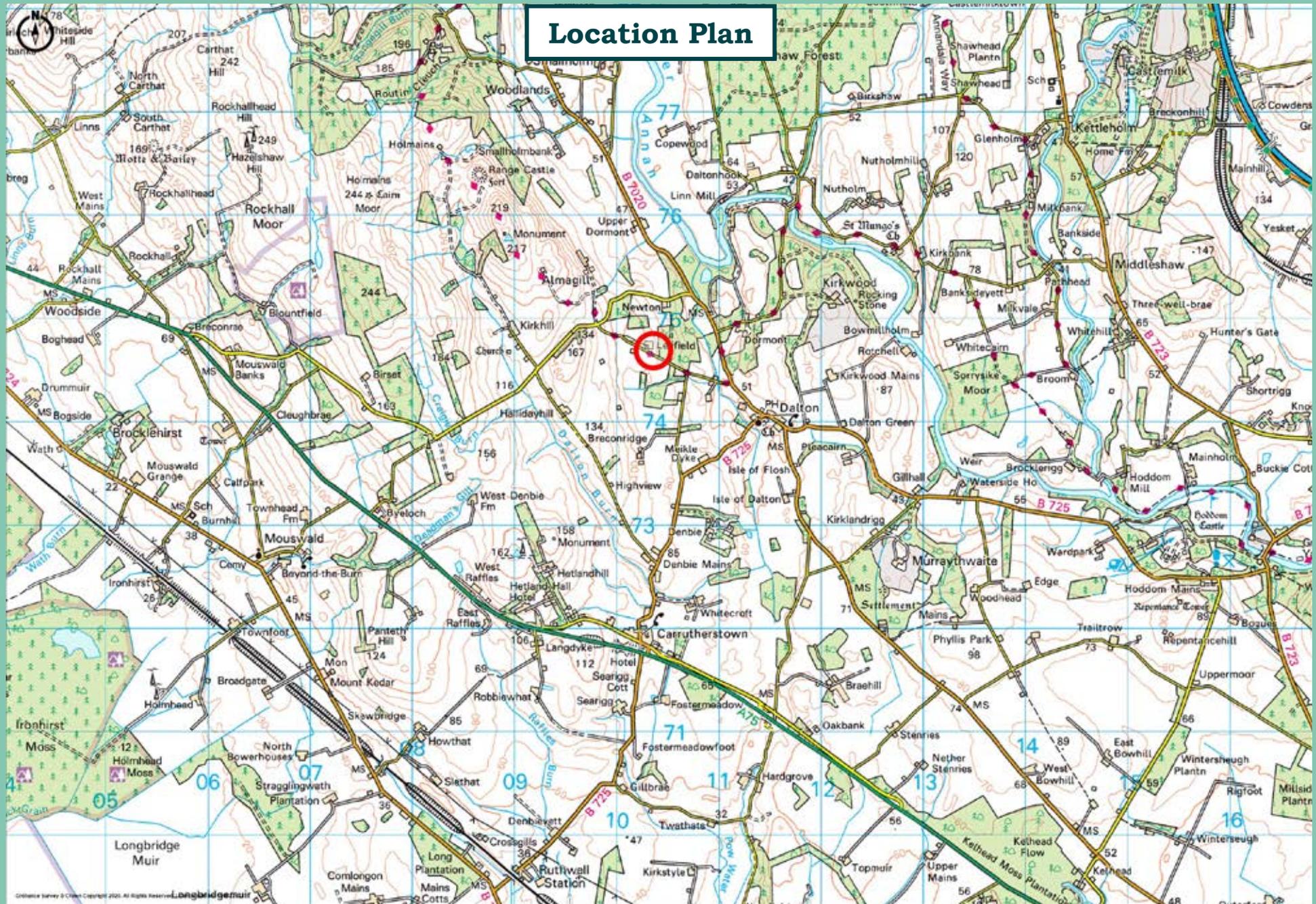
Dalton, Lockerbie, Dumfries, DG11 1EA



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



LEAFIELD FARM

Dalton, Lockerbie, Dumfries, DG11 1EA

Carrutherstown 2 miles, Dumfries 8 miles, Lockerbie 6 miles, Carlisle 26 Miles, M6 Junction at Gretna 15 miles, Glasgow 77 miles

AN AGRICULTURAL SMALLHOLDING INCORPORATING A GENERAL PURPOSE SHED SITUATED IN A PICTURESQUE SOUGHT-AFTER LOCATION OF DUMFRIES & GALLOWAY

- GENERAL PURPOSE AGRICULTURAL SHED
- MOWING / GRAZING LAND
- AMENITY WOODLAND
- FAR REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY AS A WHOLE

IN ALL ABOUT 25.00 ACRES (10.12 HECTARES)

VENDORS SOLICITORS

McJerrrow and Stevenson
55 High Street
Lockerbie
DG11 2JJ
Tel: 01576 202123



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453

Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

Leaffield Farm is conveniently located close to the village of Dalton and about 8 miles from the busy market towns of Dumfries, Annan & Lockerbie. Leaffield Farm is a desirable agricultural smallholding occupying an elevated site with far reaching views over the surrounding countryside the property affords the opportunity to develop an agricultural / equestrian smallholding in a rural yet accessible area of Dumfries & Galloway. **It should be noted that there is no dwellinghouse available with this holding.** However, potential may exist subject to the necessary consents for future development. Any interested parties would need to make their own enquiries in this respect with the regional council.

Carrutherstown and Dalton, which are thriving small semi-rural communities boasting a number of tourist attractions, to include the renowned Hetland Garden Centre, a village pub at Dalton which incorporates one of the best Thai restaurants in the county. The villages occupy a central position within Dumfries and Galloway and is ideally located for access to the main arterial routes, putting the property within easy commuting distance to major centres, both north and south.

All services are located within a short drive of the property, with Lockerbie and Annan as well as Dumfries equidistant from the property. All essential and professional services can be found in the towns with Dumfries boasting a University Campus offering a wide variety of further education choices. Primary education is available within the village of Carrutherstown, which boasts a thriving and modern primary school.

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 PRICE

Offers for Leaffield are sought **in excess of: £250,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DH7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

Leaffield Farm is a somewhat unique agricultural smallholding extending in total to about 10.12 hectares (25 acres), to include the areas occupied by the agricultural shed, yard, access, etc. The grazing land amounts to about some 18.1 acres which at present is all down to grass for grazing or mowing, is registered with the AFRC-RPID and the present occupier utilises the land for the breeding of pedigree livestock. To the northwestern edge is an area of amenity woodland which has been replanted and is growing well. The land is classified as 3² and 4¹ of the Macaulay Land Capability Scale as produced by the James Hutton Institute.

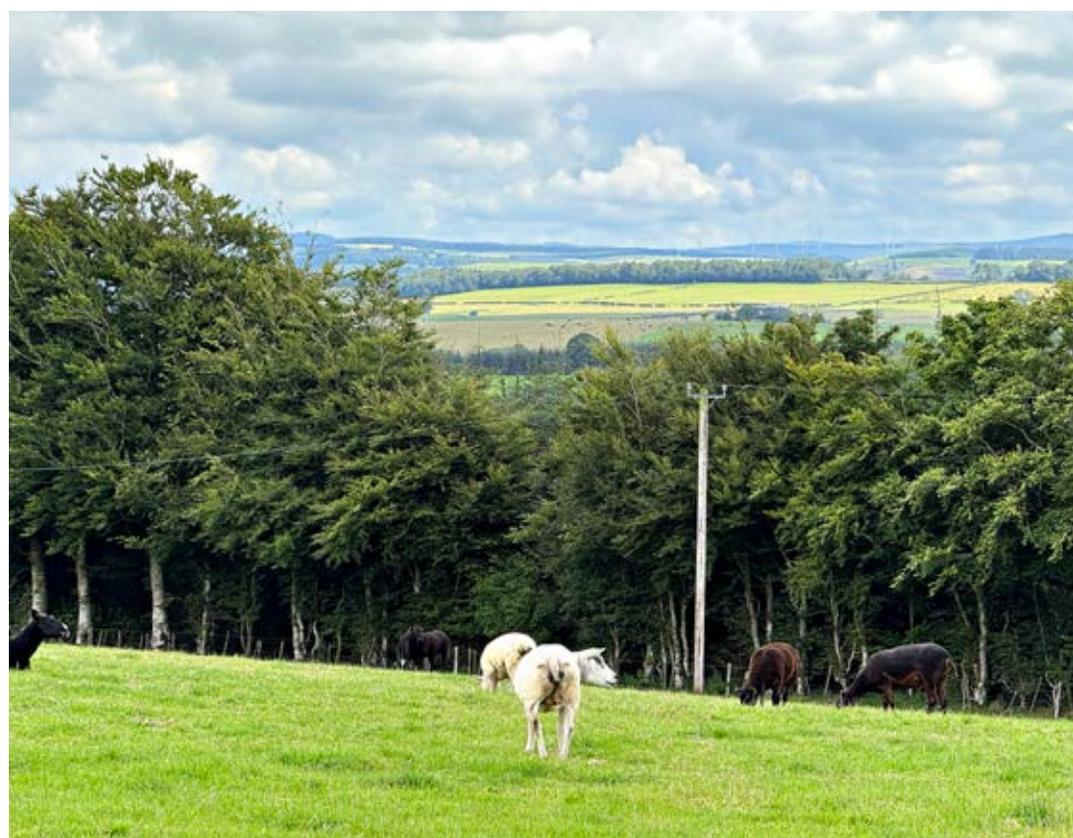
Adjacent to the access from the minor public road is a hardcore yard which contains a useful steel portal shed with a full-length lean-to off. The shed is currently utilised for lambing, fodder and machinery storage and general agricultural purposes. Within the yard there are other various redundant stone-built structures.

SERVICES

- Mains water

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 **McJerrow and Stevenson** for a definitive list of burdens subject to which the property is sold.



INGOING

There are no ingoing claims affecting the property.

ENTRY & VACANT POSSESSION

Immediately upon completion.

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 July 2025

Sale Plan





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