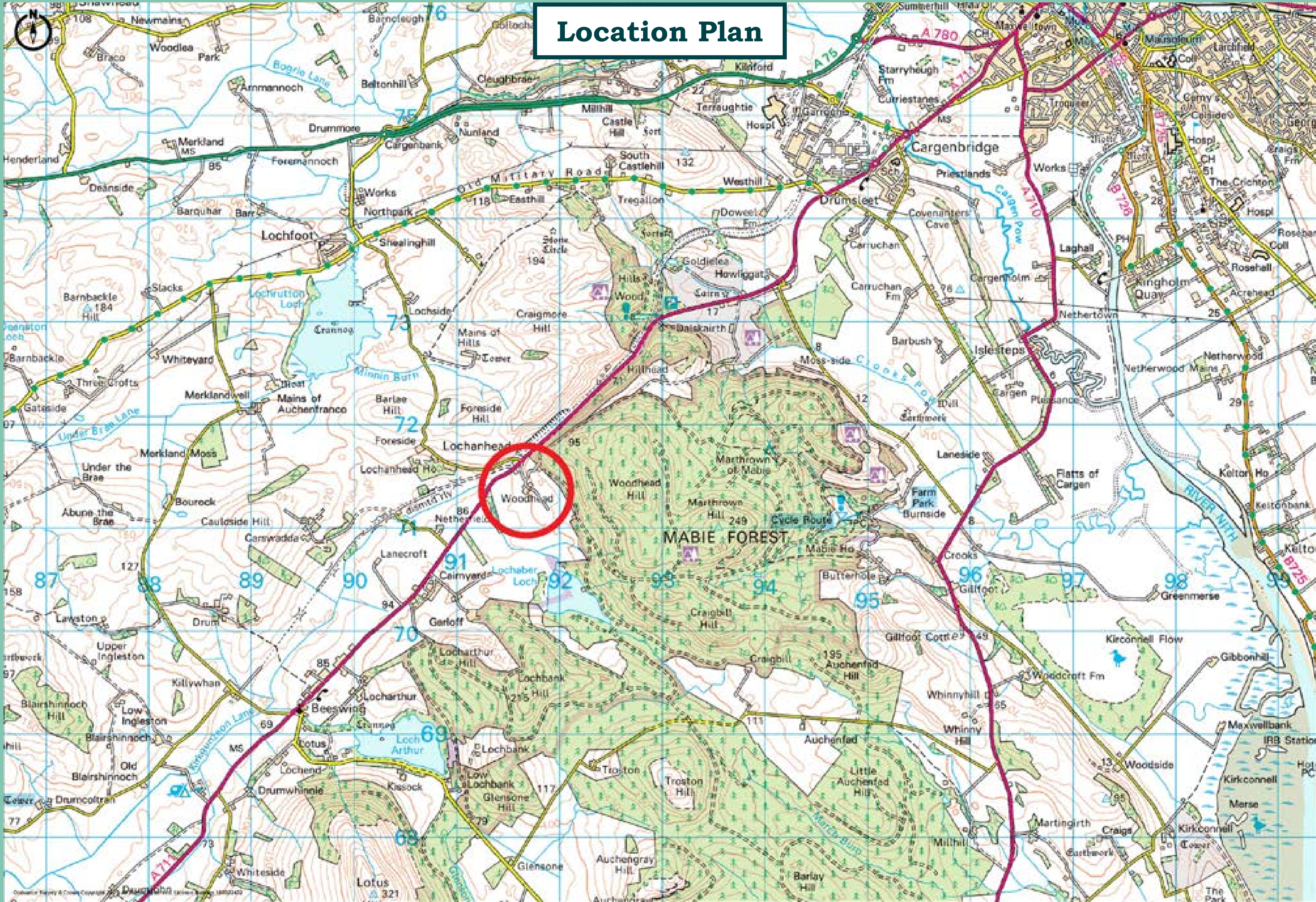
WOODHEAD FARM

Lochanhead, Dumfries, DG2 8JA

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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LANDMARK INFORMATION

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NOT TO SCALE
Plan for indicative purposes only

WOODHEAD FARM

Lochanhead, Dumfries, DG2 8JA

Dumfries 3.5 miles, Carlisle 36 miles, Glasgow 80 miles

A HIGHLY PRODUCTIVE DAIRY FARM CONVENIENTLY LOCATED WITHIN A STUNNING AREA OF DUMFRIES & GALLOWAY

- FIVE BEDROOM FARMHOUSE
- 14/14 HERRINGBONE PARLOUR
- MODERN AND TRADITIONAL STEADING (CUBICLES FOR 250)
- PRIVATE LIVERY FACILITIES
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT (89.68 REGION 1)
- FISHING & SPORTING RIGHTS
- FARMHOUSE EPC RATING – F26

IN ALL ABOUT 234.42 ACRES (94.87 HA)

FOR SALE PRIVATELY AS A WHOLE OR IN 2 LOTS

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LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
Princes Exchange
1 Earl Grey St, Edinburgh
EH3 9EE
Tel: 0131 228 8111

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

OnTheMarket.com

INTRODUCTION

Woodhead Farm is situated off the A711 some 3½ miles west of Dumfries. Woodhead Farm is an exceptional dairy farm, benefitting from a traditional farmhouse, along with modern and traditional farm steading incorporating a 14/14 Herringbone parlour, range of young stock buildings and a private equestrian livery which utilises the traditional courtyard. The property benefits from both mains and private water supplies.

The land is in a ring fence with about 225 acres of agricultural land. 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.

At present the farm is still in milk production however for the avoidance of doubt any potential buyers who would wish to continue to produce milk should make their own enquires as to the availability of a milk contract.

The farm is conveniently located not far from the regional centre of Dumfries, which provides all essential services within the busy market town. The town boasts all essential and professional services, along with three retail parks, an ice rink, 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.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75. The international airports of Glasgow & Edinburgh are within a one-and-a-half-hour drive. There are mainline railway stations at both Dumfries and Lockerbie.

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 or two lots

LOT 1: Woodhead Farm (Farmhouse, Steading & Land in all 134.77acres)

LOT 2: Land to the south of Woodhead and part solum of Lochaber (in all about 99.65 acres)

GUIDE PRICES

LOT 1: offers are sought **in excess of: £1,020,000**

LOT 2: offers are sought **in excess of: £680,000**

AS A WHOLE: offers are sought **in excess of: £1,700,000**

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
Web: www.threaverural.co.uk

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VALUERS & RURAL CONSULTANTS

PARTICULARS OF SALE

LOT 1 - WOODHEAD FARM

WOODHEAD FARMHOUSE

This traditional farmhouse occupies an elevated site within its own garden grounds adjacent to the farmyard. The property is of traditional construction, and a floor plan is included within these particulars for ease of reference.

The property offers five bedroomed family accommodation over two floors, very briefly comprising:

GROUND FLOOR

- **Entrance Porch**
- **Central Hallway**
  With stairs off to first floor.
- **Living Room**
  With bay window and multi-fuel stove.
- **Dining Room**
  With bay window.
- **Rear Hallway**
  With built-in cupboards.
- **Utility Room**
- **Kitchen**
  Fully fitted with oil fired Rayburn, built-in oven and hob
- **Shower Room**
- **Office**
- **Former Walk-in Larder**

FIRST FLOOR

- **Double Bedroom 1**
- **Double Bedroom 2**
- **Central Hallway**
- **Double Bedroom 3**
- **Double Bedroom 4**
- **Double Bedroom 5 / Dressing Room**
- **Family Bathroom**
- **Stairs to Two Attic Rooms**

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains & Private	Private	Mains	Oil	E	F (26)

OUTSIDE

The farmhouse enjoys its own dedicated garden grounds to the front, benefitting from open views.

WOODHEAD FARM STEADING

The steading buildings are a mixture of modern and traditional construction and house the dairy herd and young stock, with the traditional buildings being adapted to a 20 stable private livery. The steading in more detail, briefly comprises:

- **Slatted Shed**
  High level houses up to 80 cattle.
- **Collinson Feed Bin**
- **Silage Clamp 1**
  With concrete walls and effluent tank.
- **Two Molasses Tanks**
- **Livestock Shed**
  Of steel portal construction with calving box and calf housing, hot water boiler.

- **Dairy Complex**
  With 14/14 Herringbone milking parlour recently refurbished with new ATL internals and samplers, in-parlour feeders, dairy house with 8,000 litre Fulwood tank, separate ice builder, two stage plate cooler, two stage dump line. With cubicle shed housing 150 cubicles approx. with slatted tank, central feed passages and automatic scrapers.

- **Cubicle Shed and Feed Area**
  With slatted tank, housing approx. 100 cubicles.

- **Two Slurry Stores**
  1,000,000 litre capacity.

THE LAND

Woodhead Farm extends in total to about 134.77 acres (54.54 Ha), including the areas occupied by the farmhouse, steading, yards, access roads, etc. The holding features 8 specific field enclosures, which are currently all down to grass for grazing and conservation (silage).

The land is classified as predominantly yield class 4[1] 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 or cropping.

LOT 2 - LAND SOUTH OF WOODHEAD FARM

Lot 2 comprises of a block of good mowing or grazing land contained within four field enclosures with good roadside access. The lot incorporates part of the solum of Lochaber Loch.

In all lot 2 extends to 99.65 acres (40.33 Ha), to include the area of the loch and adjacent woodland. The land is classified as predominantly yield class 4[1] of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute.

Included within the sale are the sporting rights which include fishing on Lochaber Loch.

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 2026 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Woodhead Farm benefits from 89.68 units of region 1 entitlements with an illustrative unit value of €160.66 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer any and all established Basic Payment Entitlements. In the event of the farm being sold in 2 lots, the entitlements will be apportioned with 53.3 units for lot 1 and 36.38 units for lot 2.

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 2026 Basic Payment and 2026 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 2026, this obligation expires on 31st December 2026.

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, **Turcan Connell**, 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, fuel, etc. 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, 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 May 2026
Some pictures taken at earlier date

LOT 1		
Field Number	**Area (Ha)**	**Region or Description**
1	7.91	1
2	2.23	1
3	3.27	1
4	13.86	1
5	3.19	1
6	7.71	1
7	10.50	1
8	4.69	1
A	1.18	N/A RYB
	TOTAL: 54.54 Ha (134.77 Acres)	

LOT 2		
Field Number	**Area (Ha)**	**Region or Description**
9	5.38	1
10	17.92	1
11	2.13	1
12	11.80	1
C	3.10	EST SOLUM OF LOCH ETC
	TOTAL: 40.33 Ha (99.65 Acres)	

AS A WHOLE	
TOTALS: In all about	**94.87 Ha (234.42 Acres)**

Disclaimer

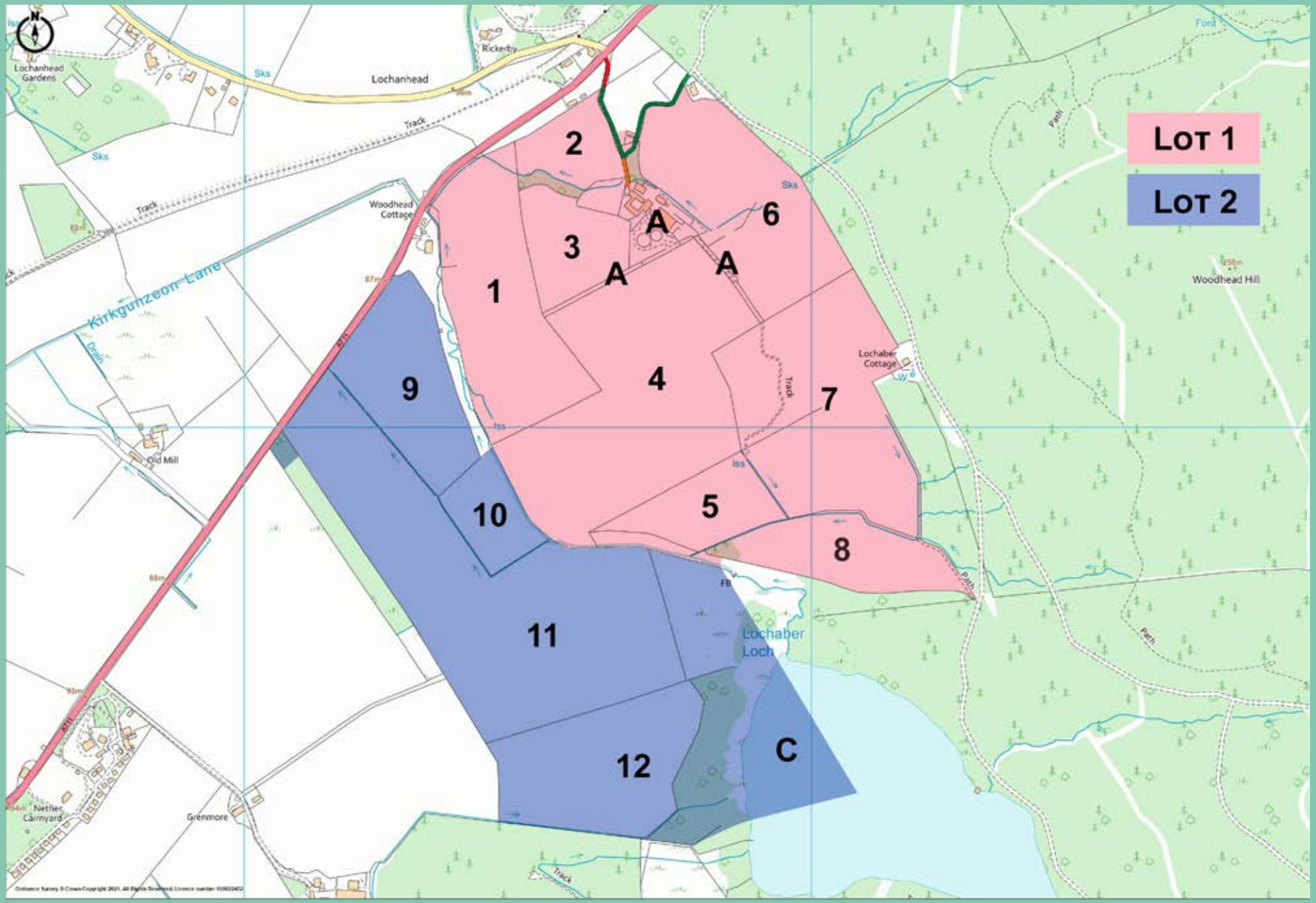
While the sole agents have made every effort to check and verify the extent of the land, no warranty is given that the advertised acreage of about **94.87 Ha (234.42 acres)** is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by inspection of the farm and examination of the titles.

BPS Entitlement on Eligible Land Claimed 2026

Region 1 – 89.68 units (Indicative Value 2026 **€160.66** (Euros))

IF SOLD IN LOTS

53.3 LOT1
&
36.38 LOT2



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