



LITTLE COCKLICK

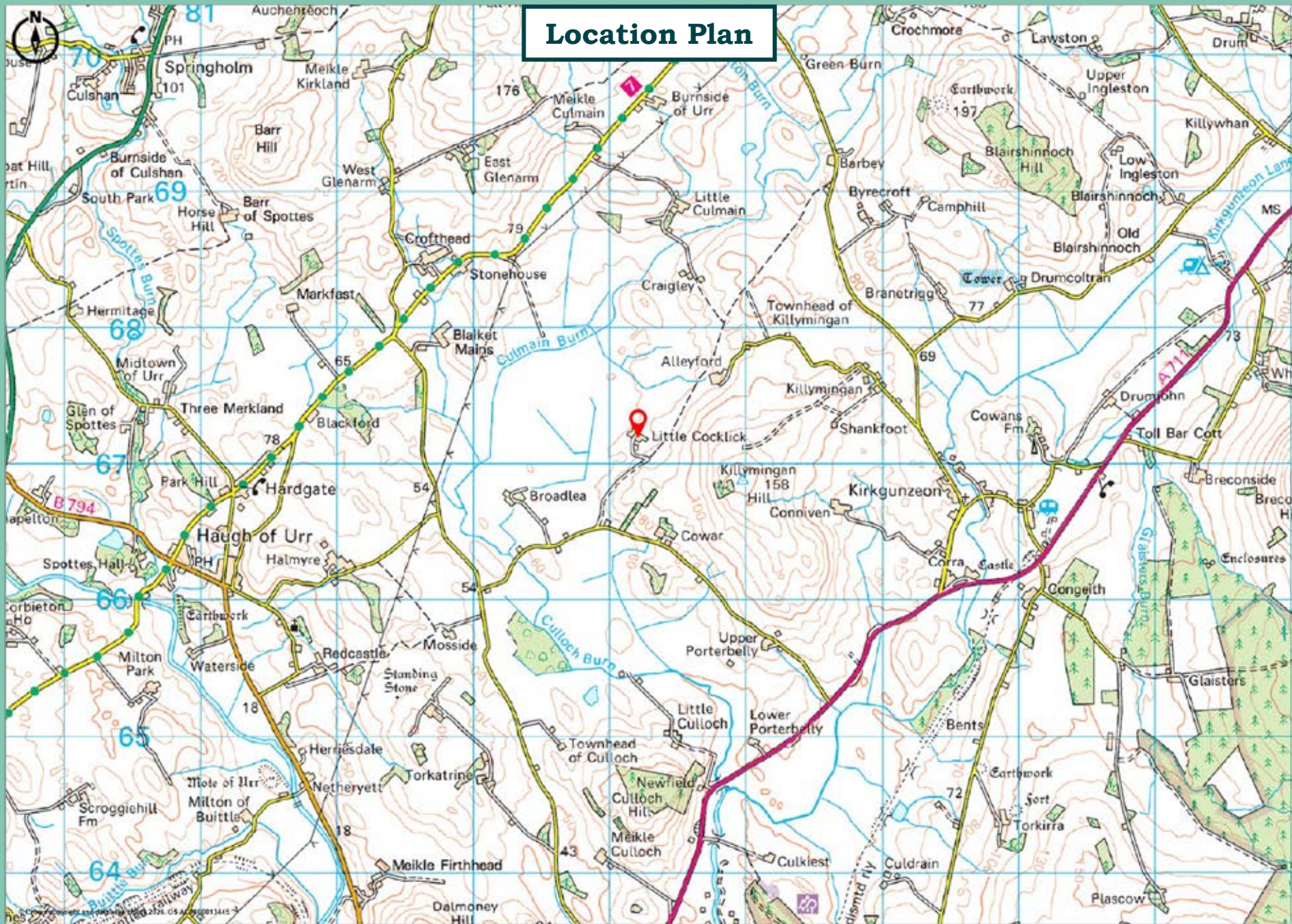
Dalbeattie, DG5 4NH



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



LITTLE COCKLICK

Dalbeattie, DG5 4NH

Dalbeattie 4 miles, Castle Douglas 7 miles, Dumfries 12 miles, Carlisle 45 miles, Glasgow 88 miles

A CHARACTERFUL RURAL SMALLHOLDING WITH EXCELLENT LIFESTYLE POTENTIAL NESTLED ALONG A PRIVATE RURAL ROAD SURROUNDED BY OPEN COUNTRYSIDE

- SPACIOUS FOUR BEDROOM FARMHOUSE (WOULD BENEFIT FROM A DEGREE OF REFURBISHMENT)
- RANGE OF OUTBUILDINGS AND PRODUCTIVE GRAZING LAND
- ATTACHED DERELICT BOTHY (DEVELOPMENT POTENTIAL)
- MATURE GARDEN GROUNDS WITH OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- PERFECT FOR EQUESTRIAN OR SMALLSCALE AGRICULTURAL PURPOSES
- NO IMMEDIATE NEIGHBOURS

IN ALL ABOUT 3.844 ACRES (1.556 HA)

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
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

INTRODUCTION

Little Cocklick offers a rare opportunity to acquire a secluded rural smallholding set along a private track, comprising a farmhouse requiring renovation, attached derelict bothy, grazing land and a range of traditional agricultural buildings. Surrounded by beautiful countryside, the property enjoys a peaceful and highly private setting with no immediate neighbours, ideally suited to those seeking a rural lifestyle opportunity.

The farmhouse is arranged over two floors and offers spacious accommodation throughout. Requiring a degree of refurbishment and modernisation, it provides an exceptional blank canvas with the potential to create a superb family home. Attached to the farmhouse is a derelict cottage/bothy, which may lend itself to a variety of uses.

To the rear of the property lies a traditional farm steading comprising a range of barns and byres, which may offer development potential (subject to the necessary consents), or could provide useful space for livestock, storage or workshop use. Little Cocklick further benefits from its own private access, a pond and a grazing paddock. In all, the property extends to just under 4 acres.

The property is located within easy driving distance of the town of Dalbeattie, which provides a wide range of everyday amenities, including a modern school catering from nursery through to secondary education. The town also offers a variety of retail and professional services, together with a medical practice and leisure facilities. A wider selection of shops, supermarkets and services can be found in the nearby market town of Castle Douglas, while the regional centre of Dumfries provides a university campus, a major hospital, retail parks, high street shopping and larger supermarkets.

The region is renowned for the quality and variety of its outdoor pursuits and leisure activities, with excellent opportunities for shooting and fishing available locally. The diverse landscape, together with the close proximity to the coast and surrounding lochs, offers exceptional walking, sailing, cycling and other country pursuits. For golfing enthusiasts, the area boasts an excellent selection of courses within a short driving distance from the property. Dalbeattie Forest is also home to one of the renowned 7stanes mountain biking centres. The property is conveniently situated near the coastal village of Kippford, affectionately known as the "Scottish Riviera", famed for its beautiful shoreline and sailing facilities.

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.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 65 miles away, and there are international airports in Glasgow (95 miles) and Edinburgh (90 miles). Main train links are available from Dumfries (12 miles) and Carlisle (47 miles) offering an express train to London and Glasgow.

DIRECTIONS

As indicated on the location plan which form part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Little Cocklicks are sought **in excess of: £420,000**



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





PARTICULARS OF SALE

The farmhouse requires renovation and is arranged over two floors, with the accommodation briefly comprising:

GROUND FLOOR

- **Utility Room**
Accessed externally, with steps leading to the internal front door. Featuring a window to the front and housing the boiler.
- **Kitchen**
Fitted with a range of wall and base units and benefiting from dual aspect windows.

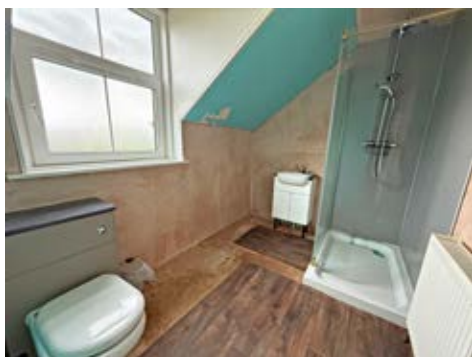


- **Central Hallway**
With stairs rising to the first floor, an understairs cupboard and a part-glazed door leading to the front porch.
- **Living Room**
Featuring a large window to the front garden.
- **Dining Room/ Lounge**
With a fireplace and a window overlooking the rear.



FIRST FLOOR

- **Upper Landing**
With a stairwell window allowing natural light into the landing, together with a storage cupboard.
- **Bedroom 1**
With a Velux-style window to the rear.
- **Bedroom 2**
Featuring a fireplace and a window to the front enjoying picturesque views.
- **Shower Room**
Fitted with a shower, WC, wash hand basin and a window to the front.
- **Bedroom 3**
With a fireplace and window to the front.
- **Bedroom 4**
With a Velux-style window to the rear.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Private	Mains	Oil	D	F (34)

OUTSIDE

Little Cocklick benefits from a generous garden to the front of the farmhouse, mainly laid to lawn, with a small ruin positioned at the far end adding character to the setting. While the garden would benefit from landscaping and general enhancement, it enjoys wonderful open views across the surrounding countryside, creating an ideal space for alfresco dining, family living and social entertaining.

As mentioned earlier, the property is approached via its own private track, with the farmhouse situated centrally within the plot. To the rear lies a traditional farm steading comprising a range of barns and byres of traditional construction. Previously utilised for storage and workshop space, the buildings could also lend themselves to agricultural or equestrian use. Extending to just under 4 acres, the plot further benefits from adjoining grazing land, enhancing the property's rural appeal and versatility. **Please note, the land has just been reseeded.**

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 is given as to their operability or efficiency up to the date of sale.
Made with SketchUp 12/2024



HOME REPORT

There is no requirement for a home report given that the property is mixed use and benefits from an agricultural holding number.

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, **Grierson Dunlop at 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

There are no ingoing claims affecting the property.

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.

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 July 2026



Sale Plan

For identification purposes only

IN ALL ABOUT 1.556HA (3.844ACRES)



