



Ferneycleuch
Torthorwald, Dumfries, Dumfries and Galloway, DG11 1SH





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Lochmaben 5 miles, Dumfries 8 miles, Carlisle 36 miles, Glasgow 73 miles

An attractive and Productive Dairy/Stock Rearing Farm in South West Scotland – Extending in Total to 376 acres

Attractive Modern 4 Bedroom House
3 Bedroom Cottage and Outline Planning for Replacement Farmhouse
Extensive Range of Modern Farm Buildings
Approximately 325 Acres of Productive Arable Grassland

Lot 1 – Beech Hill (modern 4 bed), Ferneycleuch steading and outline planning permission for replacement farmhouse together with agricultural land extending to 373.52 acres including 37.72 acres of shelterbelt and amenity woodland

Lot 2 – Daveen Cottage (3 bed) together with a 2.5 acre paddock

For Sale as a Whole or in 2 Lots



Vendor's Solicitor
Wright, Johnston and Mackenzie
302 St Vincent Street
Glasgow, G2 5RZ
Tel: 0141 248 3434
Fax: 0141 221 1226

Vendor's Sole Selling Agent
ATM Property Sales
25 High Street
Lockerbie, DG11 2JL
Tel: 01576 204970
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Description

Ferneycleuch is an excellent dairy and stock rearing farm extending to approximately 376 acres in total (152.16 ha) located in a prosperous and fertile region on the outskirts of the village of Torthorwald, 8 miles from the town of Dumfries. The area is renowned for production of milk, quality livestock, arable crops and its long grass growing season.

For the past 14 years Ferneycleuch has been home to the Aghavilly Pedigree Holstein Herd. The herd is one of the top yielding herd's in Scotland averaging 11,731 kg 4.53% Butterfat 3.04% Protein.

Ferneycleuch has undergone considerable investment and offers an extensive range of modern buildings with cubicle housing for approximately 300 cows and a further 120 youngstock cubicles and additional loose housing.

The property benefits from a new 4 bedroom farmhouse providing modern and spacious family accommodation, together with a 3 bedroom cottage and outline planning consent for a replacement farmhouse.

Ferneycleuch consistently produces good yields of wheat, barley and grass, with approximately 325 acres of productive arable / grassland.

Location

Ferneycleuch is located off the A709 Dumfries to Lockerbie road, just outside the village of Torthorwald. The property is located 8 miles from the market town of Dumfries and 36 miles from the city of Carlisle.

Directions

From Dumfries take the A709 Lockerbie road. On entering the village of Torthorwald take the 2nd road on the left. Continue along this road and Ferneycleuch is located 3 miles on the right.

From Lockerbie take the A709 Dumfries Road. On entering the village of Torthorwald take the 1st turning on the right. Ferneycleuch is located 3 miles along this road on the right.

Beech Hill

The main dwelling house at Ferneycleuch was built in 2010. The property is constructed from a timber frame and rendered block walls with slate roof and Upvc windows and doors. The house is heated by a ground

source heat system. The new house is subject to a Section 75 Agreement (further details are available from the selling agent) and provides modern spacious family accommodation, comprising of:-

Utility Room 4.43 m x 2.53 m

Fitted base and wall units, single drainer sink unit with mixer tap, plumbing for washing machine and tumble dryer. Linoleum floor covering with door to shower and cloakroom, door to Kitchen Diner.

Shower Cloakroom 1.5 m x 2.53 m

Large power shower with glass door, WC, wash hand basin with under storage cupboard and tiled floor.

Kitchen Diner 7.28 m x 7.2 m

Spacious kitchen and dining area with fitted base and wall units, integrated double oven and microwave, integrated electric hob with extractor hood above, integrated fridge freezer, 1½ sink drainer unit with mixer tap, integrated dishwasher, island breakfast bar and additional base units, ceiling spot lights, Upvc patio doors to rear of property, internal double doors to lounge and inner hall, linoleum floor covering.

Lounge 6.00 m x 5.2 m

Reception room with Upvc double doors to the side of the property, television aerial point, ceiling cornicing and ceiling spot lights, carpeted floor.

Inner Hall 3.78 m x 3.78 m

Hexagonal shaped, leading to entrance porch, sitting room, bedrooms and family bathroom. Ceiling cornicing and ceiling spotlights, carpeted floor.

Entrance Porch 1.9 m x 1.9 m

Upvc front door, leading to inner hall, Ceiling cornicing and ceiling spotlights, carpeted floor.

Sitting Room 5.18 m x 5.18 m

Reception room with Upvc double doors to the rear of the property, television aerial point, ceiling cornicing and ceiling spot lights, carpeted floor.

Bedroom 1 3.63 m x 3.3 m

Double bedroom with mirrored fitted double wardrobe. Ceiling cornicing and ceiling spotlights, carpeted floor.

Bedroom 1 En-Suite 2.03 m x 1.63 m

En-suite shower room, WC and hand basin with under storage cupboard and tiled floor.

Family Bathroom 3 m x 1.78 m

White three piece suite with under basin storage and

linen cupboard. Ceiling cornicing and ceiling spotlights, tiled floor.

Bedroom 2 3.57 m x 2.8 m

Double bedroom with mirrored fitted double wardrobe. Ceiling cornicing and ceiling spotlights, carpeted floor.

Bedroom 3 2.98 m x 3.23 m

Double bedroom with mirrored fitted double wardrobe. Ceiling cornicing and ceiling spotlights, carpeted floor.

Bedroom 4 2.43 m x 3.13 m

Double bedroom with mirrored fitted double wardrobe. Ceiling cornicing and ceiling spotlights, carpeted floor.

Outside

The front and side of the property comprise of a large area of hard standing with ample parking. The front also includes a concrete patio area. To the rear of the property is a large 2 Storey Garage with shower wet room, with potential for conversion to Granny Annex. The property also benefits from a paddock/garden area.

House Services

Mains electricity and metered water supply. Drainage is to a septic tank.

Council Tax Band F.

Outline Planning Permission

Outline planning permission has been granted for a replacement Farmhouse and detached garage at Ferneycleuch. The site is located in field 10 and is hatched in blue on the field plan. Further details are available from Dumfries and Galloway Council, Planning Permission Reference 13/P/3/0157, or through the selling agent. This site is NOT subject to any occupancy restrictions.

Modern Buildings

Ferneycleuch benefits from an excellent range of modern buildings. The buildings provide a useful range of dairy cattle accommodation, associated milking facilities, calf housing and general storage.

- 1. Youngstock Shed** (260ft x 40ft, with 5ft overhang) – Box profile roof, Yorkshire Boarding and concrete panelled walls with concrete feed stance and apron. Locking head yokes in one bay (20ft), diagonal feed barrier in six bays (120ft) and horizontal feed barriers to six bays.

- 2. Cow Kennels for 120** (115ft x 70ft) – 120 cubicles with self locking feed yokes, box profile roof, concrete floor with central feed passage and automatic scrapers linking to calf and dry cow housing.
- 3a. Dry Cow and Calf Housing** (105ft x 72ft) – Box profile roof and side cladding with concrete floor, internally divided into bedded pens. Incorporating stone built store currently used as a tool shed.
- 3b. Feed Bin** – Feed bin with approximately 10 tonne capacity.
- 4a. Bedded Shed** (185ft x 35ft) – Box profile roof with earth floor and access to feed barrier in building 3.
- 4b. Bulk Tank and Tank House** – External Mueller Bulk Tank with approximately 12,000 litre capacity.
- 5. Permastore Slurry Store** – Erected in 2004, capacity of approximately 490,000 gallons.
- 6a. Cubicle Complex** (207ft x 150ft) – Cubicle accommodation for 300 dairy cows. Super Comfort cubicle divisions, all cubicles fitted with cow mattresses. Automatic scrapers and self locking yokes throughout.
- 6b. Milking Parlour** (45ft x 17ft) – 22:44 direct to line milking parlour.
- 6c. Farm/Dairy Office** – Farm office and medicine store, out of parlour feeder controls.
- 6d. Out of Parlour Feeders** – 8 feed stations connected to bulk bin.
- 6e. Feed Bin** – Feed bin with approximately 12 tonne capacity.
- 7a. Silage Pit** (120ft x 65ft) - Concrete panel wall and end, earth bank to one side with concrete floor, capacity of approximately 2000 tonnes.
- 7b. Silage Pit** (135ft x 33ft) - Concrete panel walls and end with concrete floor, capacity of approximately 1000 tonne.
- 8. Feed Store** (100ft x 60ft) - Concrete panel walls, box profile roof and to one side, concrete floor, Yorkshire boarding to either end and three roller doors to one end. Open fronted down one side. Six storage bunkers and straw storage to one end/bay.
- 9. Permastore Slurry Store** – Permastore Slurry Store erected in 2010 with capacity of approximately 1,000,000 gallons. Fed by underground pipe from main steading, located in field 5.

Farm Services

Ferneycleuch steading is serviced by a split phase electrical supply and benefits from a private borehole water supply and mains water.

Land

The land at Ferneycleuch extends in total to 370.08 acres (149.77 ha), with approximately 325 acres of excellent mowing/grazing and arable land and approximately 38 acres of woodland. The land is predominantly Macaulay Land Classification 3:1 and is classed as Non LFA (Less Favoured Area).

Ferneycleuch is located approximately 150m above sea level in a favourable area of South West Scotland and is capable of producing consistently good yields of wheat, barley, oats and grass.

The land can be accessed easily via a series of internal farm tracks.

Lot 2 – Cottage and Approximately 2.5 acres (area hatched green on plan)

Daveen (Cottage at Ferneycleuch)

Daveen is situated at the entrance to Ferneycleuch enjoying excellent views over the surrounding countryside. The property is of brick and rendered construction under a slate roof and benefits from Upvc windows. The property has recently undergone improvement works in the form of electric storage heaters, new seamless aluminium guttering and down spouts, cavity wall and loft insulation, full re-wire and internal and external decoration. The cottage comprises of 3 bedrooms, bathroom, kitchen, living

room with open fire and front porch. Large floored attic with electricity point and access via hatch ladder. The current EPC was completed before the improvement works had been carried out; the speculative rating after improvements is now rated band D.

The property is lawned on three sides with concrete path and large wooden garden shed. Mature hedge, concrete driveway and gravelled parking area. The cottage benefits from a newly installed driveway accessed via the farm entrance.

Included in the sale is a 2.5 acre (approximately 1 hectare) paddock, hatched in green on the field plan. The paddock is watered by the Pumpland Burn.

Council Tax Band D.

GENERAL REMARKS AND INFORMATION

Tenure

Both properties are offered for sale Freehold with Vacant Possession being granted on completion.

Single Application Form (IACS)

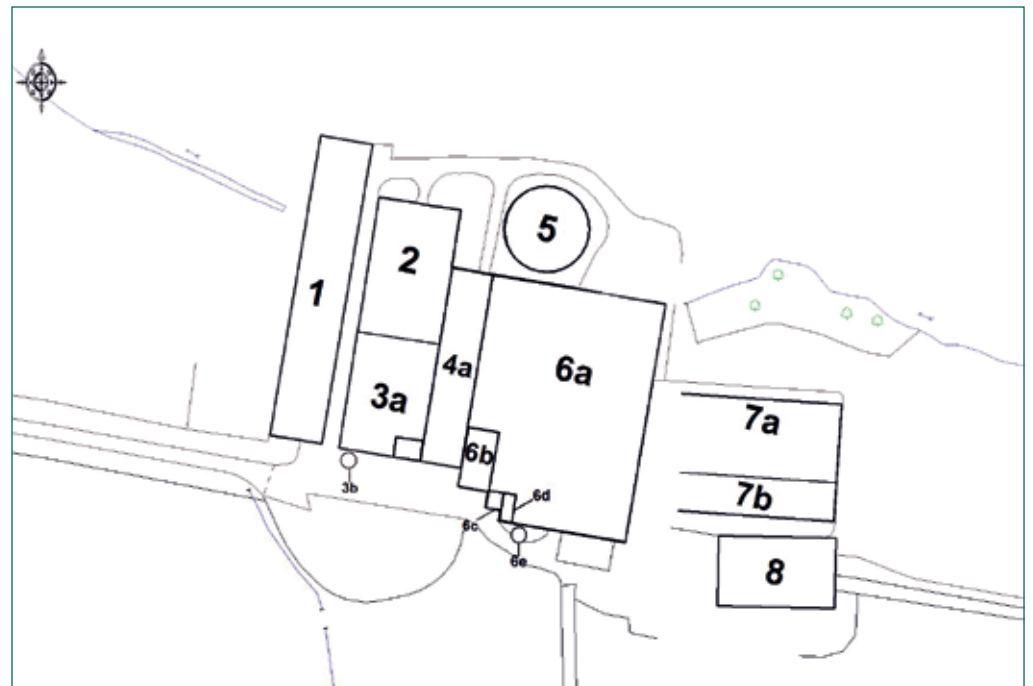
Ferneycleuch is registered for IACS purposes.

Single Farm Payment Entitlement

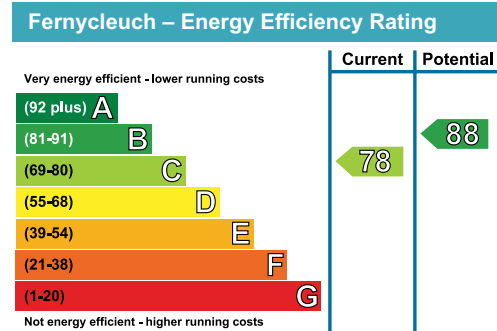
There are no Single Farm Payment Entitlements included in the sale.

Viewing

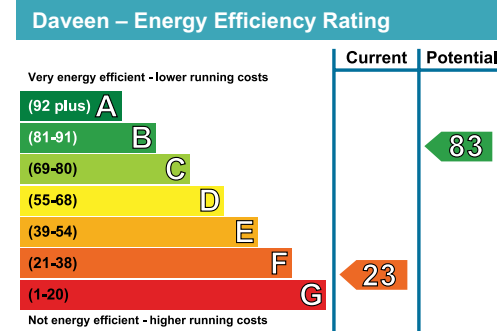
Strictly by appointment with the Sole Selling Agents ATM Property Sales Tel: 01576 204970 or info@atmproperty.co.uk

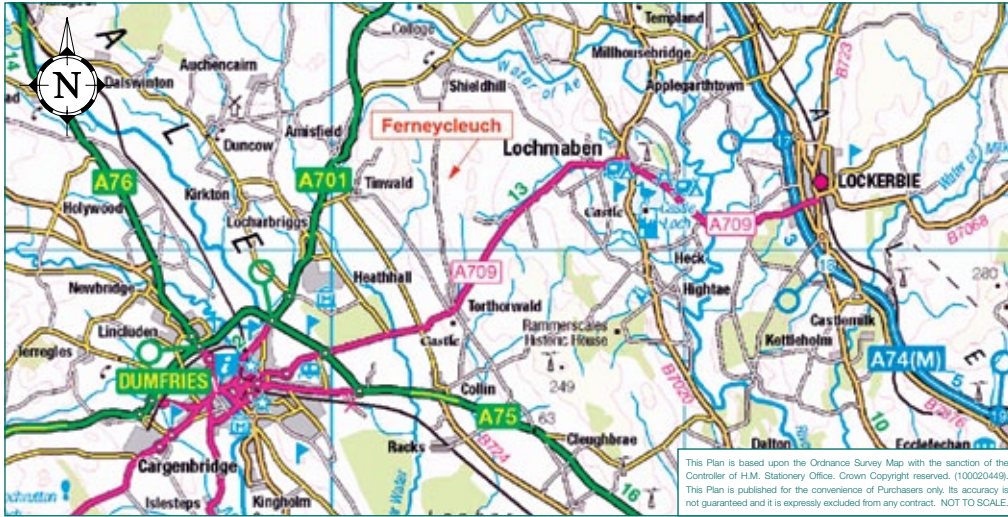


Beech Hill



Lot 2 The Cottage





Health and Safety

Please remember this is a working farm, care must be taken when making your inspections.

Closing Date

A closing date for offers may be fixed and prospective purchasers are advised after viewing the property to note their interest in writing to the selling agent. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, ATM Property Sales, 25 High Street, Lockerbie, Dumfriesshire, DG11 2JL.

Entry & Possession

The date of entry will be by mutual agreement between the purchaser and the seller.

Sporting Rights

The sporting rights are in hand. In so far as they are owned the sporting rights are included in the sale.

Mineral Rights & Timber

In so far as they are owned the minerals are included in the sale. All standing and fallen timber is included in the sale.

Wayleaves

All wayleaves on the farm have been capitalised.

Ingoing Valuation

The purchaser(s) of the farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by an independent valuer, all standing crops and silage (grass silage and wholecrop silage) based on current feed values at ingoing, and their decision is final and binding on both parties.

Statutory Designations

The farm is currently located within the Lower Nithsdale Nitrate Vulnerable Zone. At present the Scottish Government are reviewing the boundaries of the Lower Nithsdale catchment area, if the proposed boundary changes are implemented the farm will be removed from the Nitrate Vulnerable Zone. There are no known special landscape designations, scheduled monuments, listings or other similar statutory notifications affecting the property.

STIPULATIONS

Purchase Price

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above the Clydesdale Bank base rate. No consignment shall be effectual in avoiding such interest.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to withdraw the property, or to exclude any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind whether referred to in these particulars or not. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others.

Apportionments

The Council Tax and all other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of entry.

IMPORTANT NOTICE - PARTICULARS AND MISREPRESENTATION

ATM Property Sales for themselves and for the vendor of this property whose agents they are, give notice that:

These particulars are intended to give a fair description of the property though neither ATM Property Sales nor the vendor accepts 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.

No person in the employment of ATM Property Sales 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 ATM Property Sales, or the Vendors of this property.

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.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other detail are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them.

The vendor reserves the right to sell prior to the auction or prior to the closing date.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer (bid). The making of any offer (bid) for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.

Where any reference is made to planning permissions or potential uses such information is given by ATM Property Sales in good faith. Purchasers should make their own enquiries with the Planning Authorities into such matters prior to purchase.

These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 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 purchasers 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.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

Field No	Description	Ha	Acres
Lot 1			
1	Ploughable Grassland	9.72	24.02
2	Ploughable Grassland	4.59	11.34
3	Ploughable Grassland	6.69	16.53
4	Pond/Wetland	0.28	0.69
5	Winter Wheat	7.29	18.01
6	Winter Wheat	9.31	23.00
7	Ploughable Grassland	0.86	2.12
8	Winter Wheat	11	27.18
9	Trees	1.71	4.23
10	Winter Wheat 4.00 ha Ploughable Grassland 0.80 ha	4.8	11.86
11	Winter Oats	1.85	4.57
12	Winter Oats	1.45	3.58
13	Ploughable Grassland	4.73	11.69
14	Ploughable Grassland	8.92	22.04
15	Winter Wheat	6.46	15.96
16	Ploughable Grassland	3.73	9.22
17	Winter Wheat	3.81	9.42
18	Trees	11.57	28.59
19	Ploughable Grassland	6.25	15.45
20	Ploughable Grassland	10.35	25.57
21	Ploughable Grassland 17.84 ha Spring Oats 10.66 ha Trees 4.90 ha	33.4	82.53
	Yard, Buildings and Roads	2.39	5.92
Lot 2			
	Grass Paddock	1.00	2.48
Total		152.16	376.00

