



a personal approach to acquiring property



FARM BUSINESS SERVICES

working with you for you

CROFTHEADS, LOCKERBIE, DUMFRIESSHIRE, DG11 2RH



A residential and stock rearing farm extending in total to approximately 37.41 ha (92.44 acres) with detached two bedroomed cottage, modern agricultural building and machinery/workshop building. The land is all permanent grass and has been assessed under the Basic Payment Scheme as Payment Region 1 providing 35.82 units of entitlement.

The cottage is situated in an elevated position with fabulous views over Lockerbie and the surrounding area. The property lies approximately 2 miles North of Lockerbie, 17 miles from Dumfries and 31 miles from Carlisle.

FOR SALE AS A WHOLE OR IN 2 LOTS

25 High Street, Lockerbie, Dumfriesshire, DG11 2JL

Tel: 01576 204972 Email: info@atmproperty.co.uk www.atmproperty.co.uk

INTRODUCTION

Croftheads is situated North of Lockerbie. The property occupies a rural location yet is located within 2 miles of Lockerbie and the M74 interchange. Crofthead is unique in its position and benefits from an elevated position with panoramic views across Annandale.

Local amenities are found in the market town of Lockerbie. Lockerbie offers a range of shops and services together with highly rated primary schools and secondary schooling.

From its location Crofthead boasts excellent commuting links to the North and South via the M74 which adjoins the M6 South at Gretna. There is a mainline railway station at Lockerbie providing regular services both North and South.

Crofthead is a well situated residential stock farm and ranges from 100 m to 225 m above sea level. The property has undergone recent investment in fencing, re-seeding and drainage works. The cottage provides stunning views over the surrounding countryside and has enormous potential for development into the adjoining log store. The land is quality permanent pasture contained within 5 enclosures.

The property is home to the Crofthead Pedigree Hampshire Downs and a registered flock of Lleyn sheep. Crofthead currently runs in the region of 300 breeding ewes plus followers with quality hay produced for forage.

Lot 1 - comprises of a small holding with traditional 2 bedroomed cottage with development potential, agricultural building (75ft x 50ft, 2 bays 60ft wide) and machinery/workshop building together with sheep handling facilities, amenity woodland extending to 1.54 ha (3.80 acres) and approximately 7.14 ha (17.64 acres) of quality grazing land. Private and natural water supply to fields 1 and 2.

Investment has been made in solar panels, the panels are located on the roof of the machinery/workshop building. The panels have a separate meter and produce a small income. The timber office building adjacent to the cottage is not included in the sale but may be available by separate negotiation.

Crofthead cottages consists of:

Hallway - 2.75m x 1.31m

Living Room - 4.76m x 4.25m

Kitchen - 2.38m x 4.76m

Bedroom 1- 3.92m x 3.45m

Bathroom - 2.1m x 1.99m

Bedroom 2 - 4.12m x 4.15m

If sold in lots access will be granted through Lot 1 in favour of lot 2 from the Crofthead access road/driveway.

LOT 1



LOT 1



LOT 1



Lot 2 - extends in total to 28.73 ha (71.00 ha) of permanent grassland. The land benefits from a small area of woodland located in field 5 providing excellent shelter and all the fields are watered naturally. Fields 3 and 4 have benefitted from new fencing, drainage and re-seeding. The land is currently carrying a pedigree flock of Hampshire Downs together with a registered flock of Lleyn sheep. The land is all classified as Payment Region 1 under the Basic Payment Scheme.

If sold in lots access to lot 2 will be granted through lot 1 from the Croftheads access road/driveway.



LOT 2



GENERAL REMARKS AND INFORMATION

TENURE

Croftheads is offered freehold with vacant possession being granted on completion.

SINGLE APPLICATION FORM (IACS)

Croftheads is registered for IACS purposes.

BASIC PAYMENT ENTITLEMENTS

There are 35.82 units of Payment Region 1 entitlements included in the sale. Entitlements will be apportioned if property sold in lots.

VIEWING

Strictly on Friday 2nd of September 2016 between 10am - 4pm. All enquiries by email to info@atmproperty.co.uk or Tel:01576 204 972.

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 AND POSSESSION

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

SPORTING RIGHTS

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

MINERAL RIGHTS AND TIMBER

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

STATUTORY DESIGNATIONS

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 .

DISPUTES

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

PLANS, AREAS ANSD 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 seller.

LOTING

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

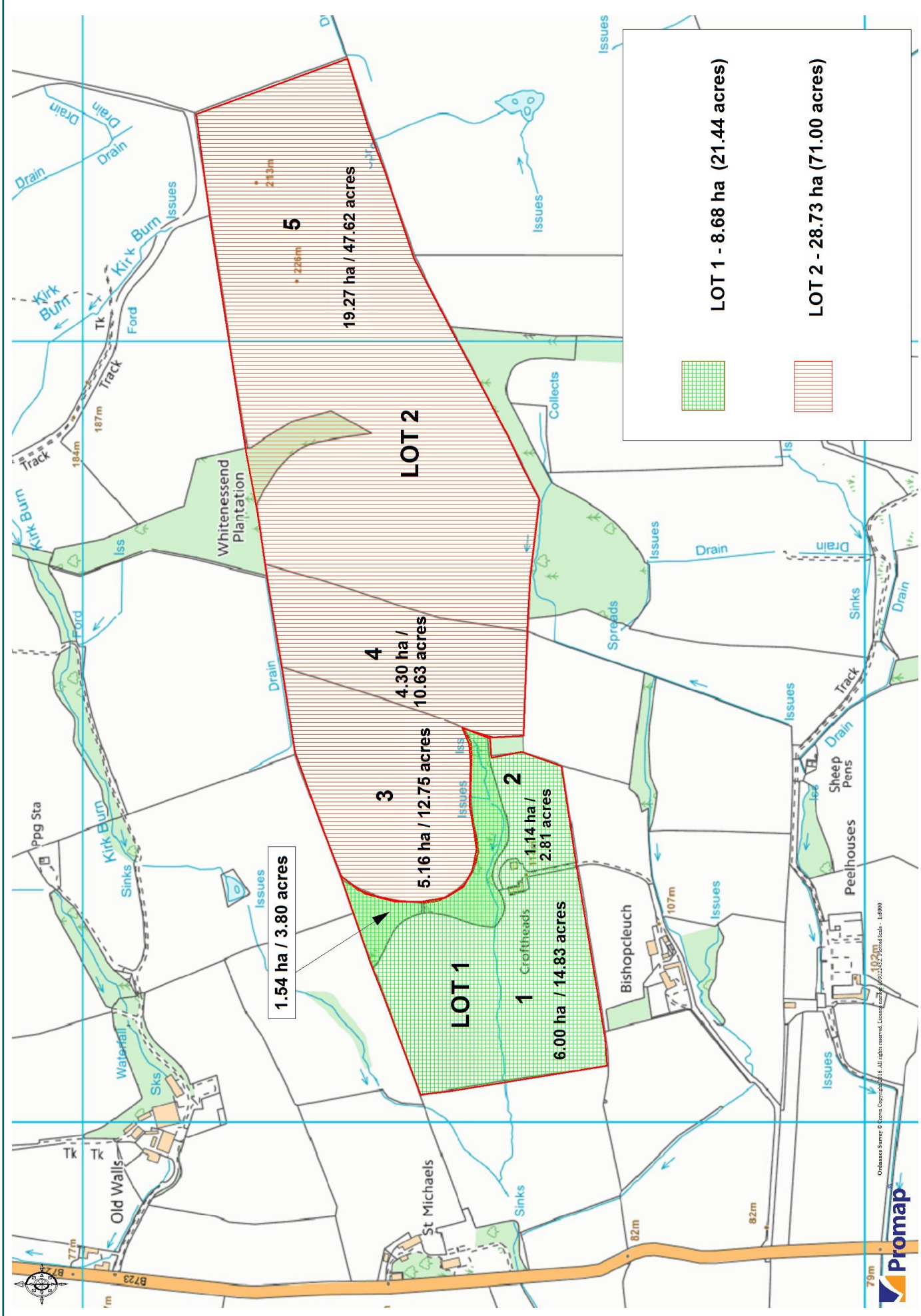
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter will prevail.

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.

APPORTIONMENT

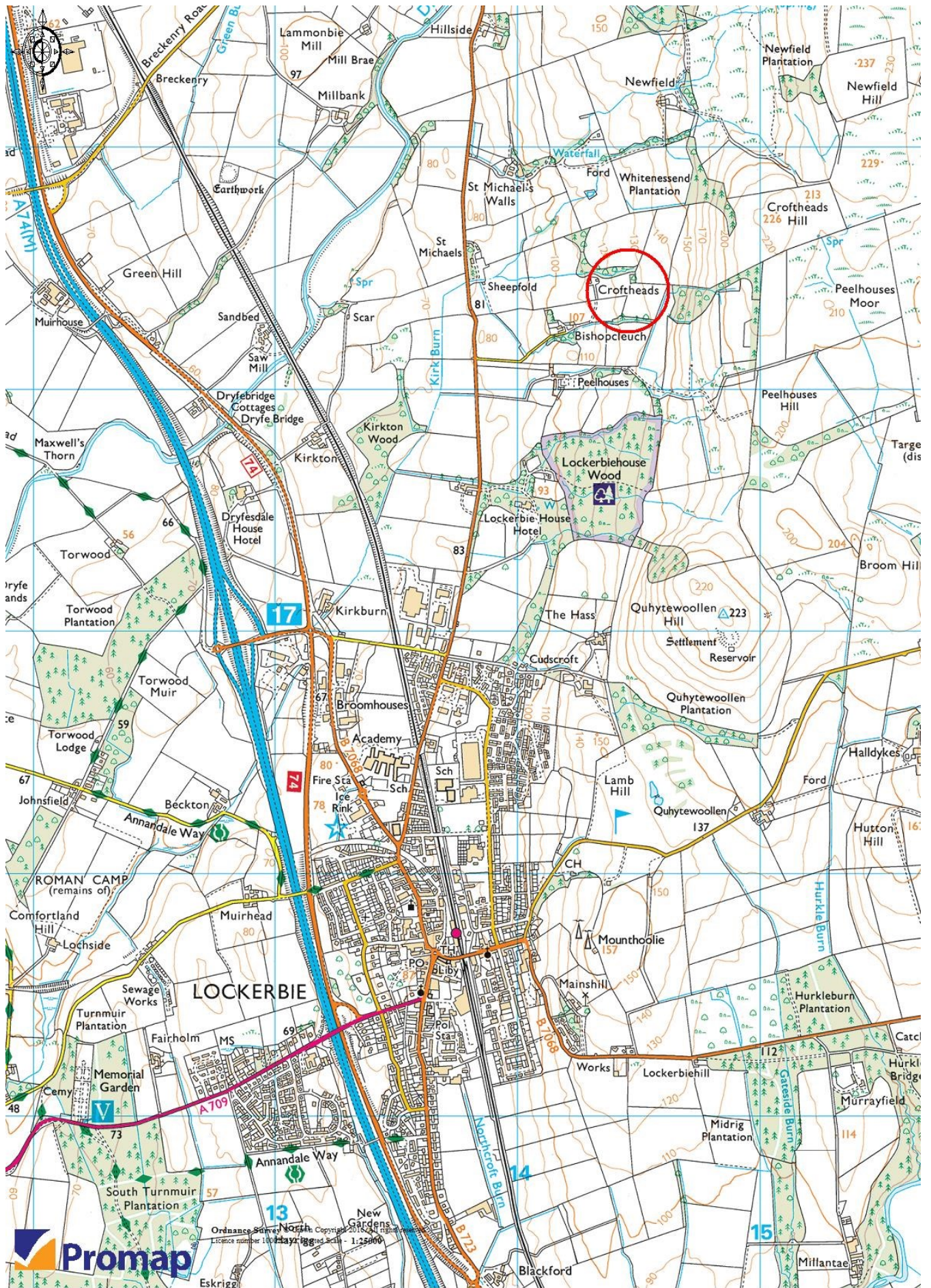
The council tax and all other outgoings shall be apportioned between the seller and purchaser(s) as at the date of entry.



LOT 1 - 8.68 ha (21.44 acres)

LOT 2 - 28.73 ha (71.00 acres)

Orthore Survey © 2006. Copyright © 2016. All rights reserved. License number: 00224375. Printed date: 1.10.2016



LOCKERBIE

Crofheads



Ordnance Survey © OS Ltd. Copyright 2016. All rights reserved.
Licence number 100012192. Signed Scale - 1:25000