

**CRAIGRUIE**

TWIGLEES, BORELAND, LOCKERBIE, DG11 2LU

Edwin  
Thompson





## Guide Price

Offers in excess of £445,000

## Description

An exciting opportunity to purchase a charming smallholding in a peaceful rural location. The property comprises a 3-bedroom bungalow and modern agricultural shed, all set in 28.35 acres of pasture and meadow land.

The bungalow is set in mature gardens and overlooks views of the surrounding farmland and forestry. The modern agricultural shed is a useful space which could be used to support a range of uses (subject to the correct planning).

## Situation

Craigruie is situated in an upland area between Boreland and Eskdalemuir with its undulating hills and extensive areas of forestry, yet only 12 miles south west of Junction 17 on the A74(M) Motorway and the popular town of Lockerbie.

## Directions

From the A74M Motorway take Junction 17 towards Lockerbie and take the exit onto the B7068. After approximately 700 yards go straight on at the roundabout and continue on the B7068 until you reach a 'T' junction. Then turn left at this 'T' junction onto the B723 and follow this road for approximately 8 miles. Turn right off the public road onto the private access road where there is a signpost for Twiglees. Follow this tarmac access road and Craigruie Bungalow is the second property on the right after about half a mile.

## Tenure and Possession

The property is held freehold and offered for sale with vacant possession.

## Access

Craigruie Farm benefits from an unrestricted right of access from the main road.





### Bungalow

A detached three-bedroom bungalow with spacious living accommodation comprising:

**Hallway** Enter the hallway through the south facing front door which has a canopy that opens out onto the manicured garden. There is a storage cupboard within the hallway.

**Living Room** The living room is light and spacious with large windows overlooking the rolling countryside. There is a fireplace with timber beam above and a modern log burner within. There are two door linking the property to the kitchen and the front hallway.

**Kitchen** The kitchen has windows overlooking the back of the property and links to a utility room and back door. The kitchen has recently been refurbished with attractive inbuilt units and the room was opened out to provide space for a dining area.

**Utility** A panel glass door from the kitchen to a practical utility room with a sink and all the necessary connections for a washing machine.

**Bedroom 1** Double bedroom overlooking garden.

**Bedroom 2** Double bedroom overlooking garden.

**Bedroom 3** Double bedroom.

**Bathroom** A good sized bathroom with W.C, sink and electric shower.

**Garage** 5.09m x 2.75m with a flat roof, up and over door and electricity.

**Shed** 2.77m x 1.17m situated to the rear of the garage with electricity and a uPVC framed entrance door.

### Garden / Outside Space

Surrounding the bungalow are easily maintained gardens with a drive leading to a parking area and single garage. To the front of the property is a lawned area with trees and shrubs and fenced off chicken run and to the rear is a gravelled area and ample off road parking area.

**EPC** – D

**Council Tax** – D

### Services

The property has oil fired central heating as well as uPVC framed double glazed windows and external doors.

The property is serviced by a mains single phase electricity, water, private septic tank drainage and the oven only is gas fired. All telephone connections are subject to BT Regulations. Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.





### Shed

A modern, steel portal frame agricultural shed (304m<sup>2</sup> or thereabouts) with 2-meter-high concrete panels and corrugated metal cladding to the eaves. The roof is corrugated fibre cement panels with 6 skylights. To the southwestern elevation is a large gated doorway. Internally, the shed is roughly two thirds concreted with dividing gates creating livestock pens / stables. The shed has mains electric. This flexible space would be well suited to a range of uses (subject to the necessary planning consents).

### Planning Consent

There is planning consent for another agricultural building (of the same design and construction as the current one) to be erected to the west of the existing agricultural shed. The approval allows for 5 years for the shed to be erected, the application was dated 27th January 2022 and can be found under reference 22/0023/DPA.

### The Land

This extends to about 28.35 acres (11.88 hectares) and is made up of several enclosures of permanent grass, which are used for grazing. The land borders the River Black Esk and is rich with environmental features.

### Land Based Schemes

The Land is registered with Rural Payments and Services and the 2023 Basic Payment Scheme has been applied for by the vendor.



### Viewing

The property is available to view strictly by prior appointment with Holly Wybergh at Edwin Thompson. Please contact her on 01228 548385 or h.wybergh@edwin-thompson.co.uk.

### Sporting and Mineral Rights

The sporting and mineral rights are included within the freehold sale, as far as the vendor is aware.

### Sale Plan and Particulars

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The Purchaser shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

### Boundaries

The Purchaser will be responsible for the maintenance of boundaries where required.

### Money Laundering Legislation

Edwin Thompson are bound to comply with Anti Money Laundering legislation including obtaining evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, interested parties will need to provide the requested evidence.

### Further Information

Please contact Holly Wybergh at Edwin Thompson for further information on 01228 548385

### Value Added Tax

The land is not elected for VAT and therefore VAT will not be payable on the sale consideration.

### Method of Sale

The site is offered for sale as a whole with vacant possession by private treaty. The sellers reserve the right to sell privately and are not bound to accept the highest or any offer received.

### Easements, Wayleaves and Rights of Way

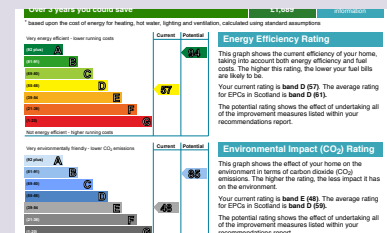
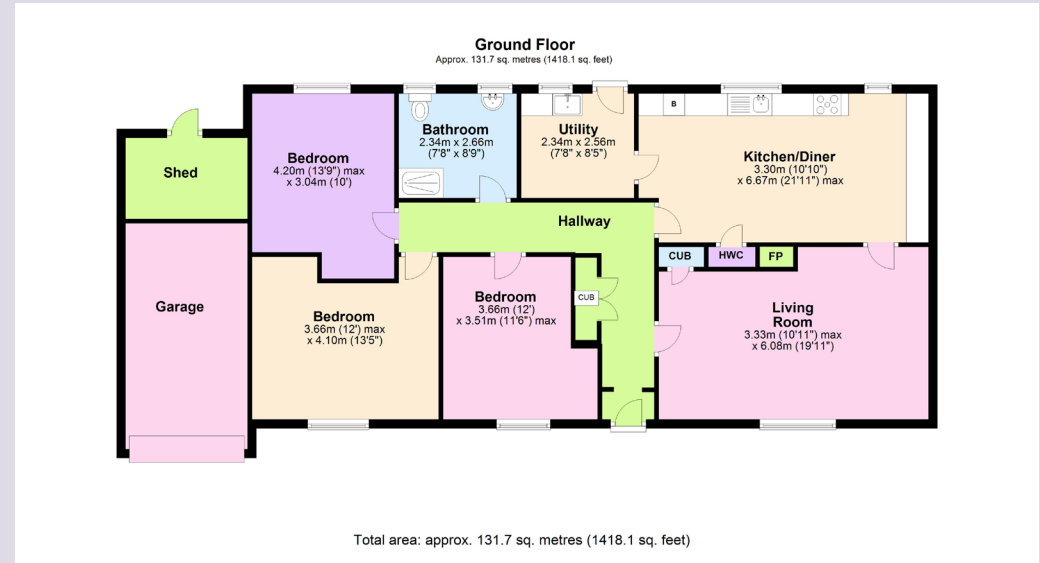
The land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

### Planning

The land notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

### Local Planning Authority

Dumfries and Galloway



# Edwin Thompson



Berwick upon Tweed  
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