

Williamsfield Farm

Kirkpatrick-Fleming, Lockerbie DG11 3BH

Edwin
Thompson



A PRODUCTIVE FARM COMPRISING OF A DERELICT CATEGORY C LISTED FARMHOUSE, RANGE OF TRADITIONAL AND SEMI-MODERN AGRICULTURAL BUILDINGS WITH AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 54.65 HECTARES (135.05 ACRES)



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Williamsfield Farm

Kirkpatrick-Fleming, Lockerbie DG11 3BH

Lockerbie
13.8 miles

Gretna
3.0 miles

Kirkpatrick-Fleming
1.4 miles

Carlisle
12.4 miles

(all distances are approximate)

What3Words:///woke.imposes.willpower

A PRODUCTIVE FARM WHICH HOLDS DEVELOPMENT POTENTIAL SUBJECT TO OBTAINING THE RELEVANT CONSENTS, COMPRISING OF A DERELICT CATEGORY C LISTED FARMHOUSE, RANGE OF TRADITIONAL AND SEMI-MODERN AGRICULTURAL BUILDINGS WITH AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 54.65 HECTARES (135.05 ACRES)

FOR SALE AS A WHOLE

Guide Price: £1,200,000 (One Million, Two Hundred Thousand Pounds)

Viewing is strictly by appointment with the selling agents only.

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.

Edwin
Thompson



Selling Agents
Edwin Thompson
FIFTEEN Rosehill
Montgomery Way
Carlisle
CA1 2RW

T: 01228 548 385

Matthew Bell MRICS FAAV / Megan Proctor MRICS FAAV

Location

Williamsfield Farm is located in south-west Scotland approximately 12.4 miles from the City of Carlisle and 13.8 miles from the town of Lockerbie in the district of Dumfries and Galloway a prominent agricultural area for dairying and livestock rearing.

Kirkpatrick-Fleming is the nearest village and offers a range of local amenities. Gretna is the nearest town which was purpose built during the First World War. The town is Scotland's most southeasterly settlement, located on the border of Scotland and England.

Located approximately 1.2 miles from the property is the A74(M) providing excellent transport links, connecting England at the M6 to Glasgow at the M8.

Description

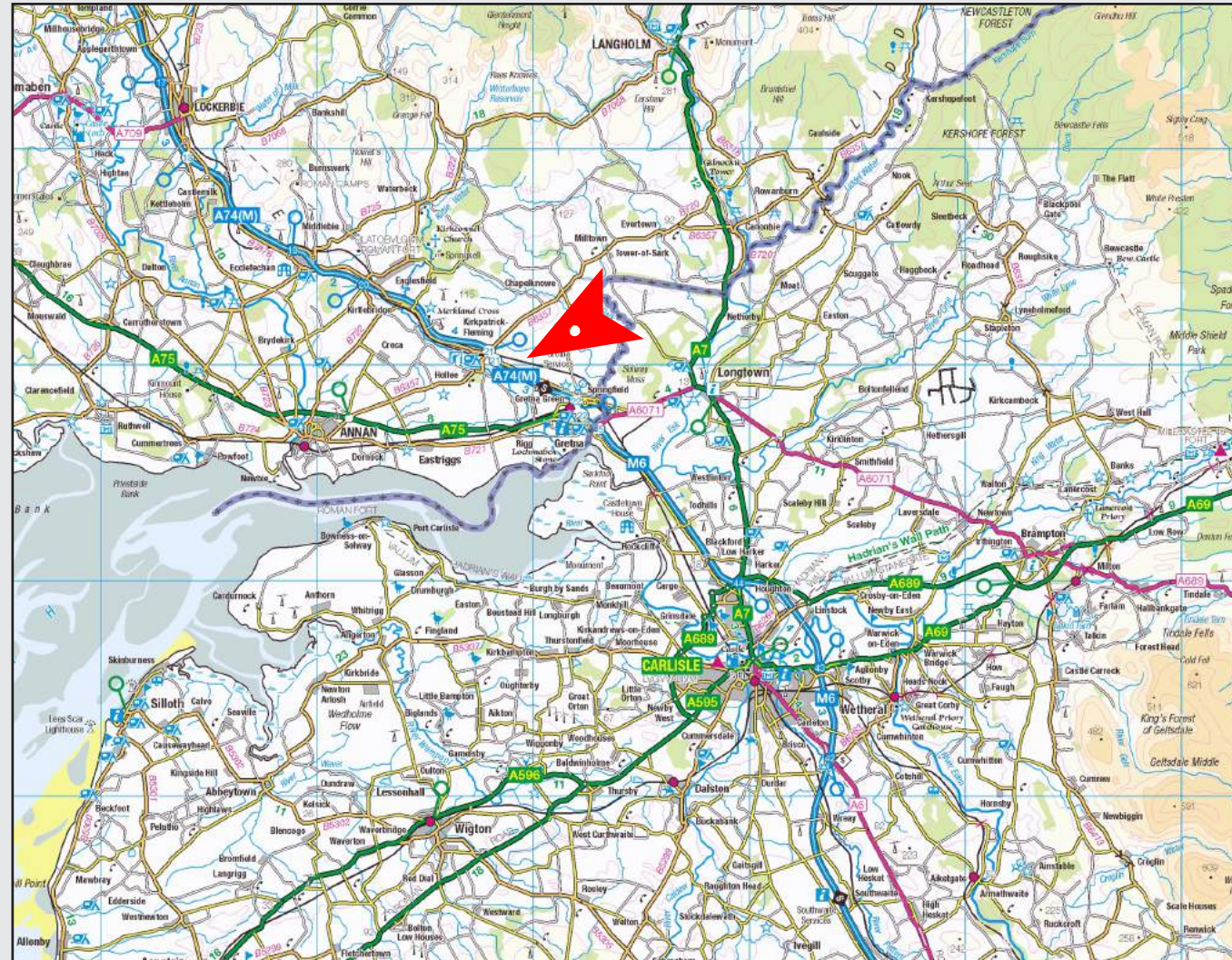
Williamsfield Farm is a productive farm which is all down to grassland with the capability of being ploughed. The Farm benefits from a category C Listed farmhouse which requires renovation and a range of traditional and semi modern agricultural buildings of which hold development potential, subject to obtaining the relevant consents.

The property lies within a ring fence around the farm steading, accessed from the public highway up an access track which passes under the West Coast Mainline, connecting London to Glasgow. The nearest train station lies at Gretna (3.6 miles).

The sale provides an exciting opportunity to purchase a well renowned farm in an idyllic traditional livestock area with local auction marts of C & D Auction Mart, Longtown (5.6 miles) Borderway Mart H&H, Carlisle (13.4 miles), Harrison & Hetherington, Lockerbie (14.0 miles), C & D Auction Mart, Dumfries (23.0 miles).

Directions

Take the exit of A74(M) at Gretna Services. At the roundabout, take the 1st exit then turn left onto B7076. Continue for approximately 0.8 miles then take a right turn onto the access track to Williamsfield.



Farmhouse

A dilapidated three bedroomed farmhouse in need of full repair/renovation.

Farm Buildings

All of the buildings are situated within the farm steading to the east and north of the farmhouse. The buildings comprise of:

- A range of traditional stone buildings with a mixture of slate and corrugated sheeted roofs.
- A complex of metal sheeted Lean To's with a Dutch barn and a block-built building.

No access is to be taken to the buildings unless accompanied by the selling agents.

The Land

The land extends to approximately 54.65 Hectares (135.05 Acres) and lies within a ring fence around the steading.

The land is split into several good-sized field parcels and benefit from mains water supplies, with access off internal tracks.

Land Classification

The land is classified as Grade 3:2/Grade 5 under Scotland's land capability for agriculture.

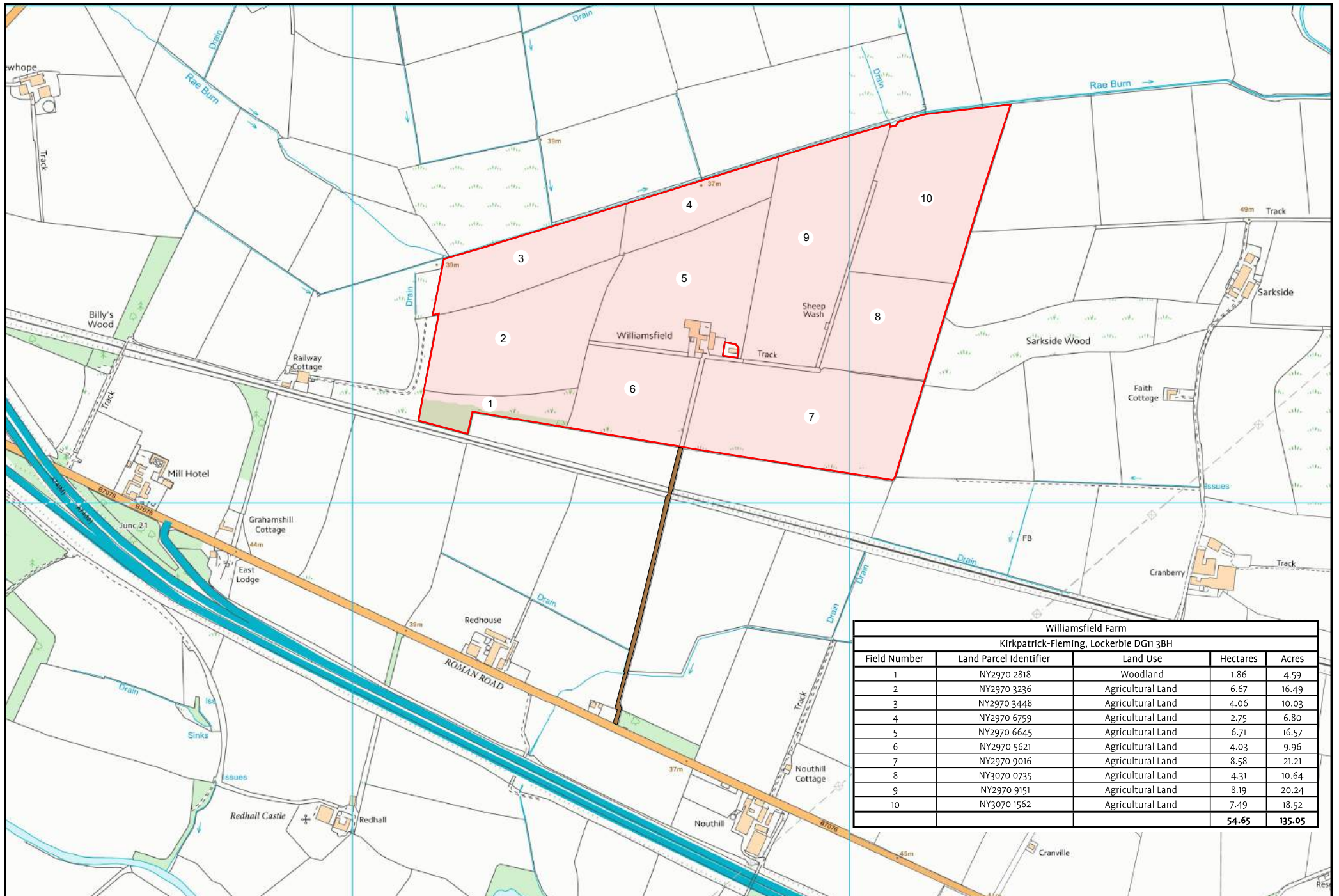
Grade 3:2 - Capable of average production, with high yields of cereal crops. Grass leys are common. This includes the majority of the land holding.

Grade 5 – Land with cropping limitations, best suited to grassland production. This includes a very small area of the farm holding.

Boundaries

The boundaries comprise of a mixture of post and wire fences and hedgerows.





Williamsfield Farm				
Kirkpatrick-Fleming, Lockerbie DG11 3BH				
Field Number	Land Parcel Identifier	Land Use	Hectares	Acres
1	NY2970 2818	Woodland	1.86	4.59
2	NY2970 3236	Agricultural Land	6.67	16.49
3	NY2970 3448	Agricultural Land	4.06	10.03
4	NY2970 6759	Agricultural Land	2.75	6.80
5	NY2970 6645	Agricultural Land	6.71	16.57
6	NY2970 5621	Agricultural Land	4.03	9.96
7	NY2970 9016	Agricultural Land	8.58	21.21
8	NY3070 0735	Agricultural Land	4.31	10.64
9	NY2970 9151	Agricultural Land	8.19	20.24
10	NY3070 1562	Agricultural Land	7.49	18.52
			54.65	135.05

HS2 Annandale Depot

Land in close proximity to Williamsfield is proposed to be used by HS2 Ltd as the new Annandale Depot, which comprises of a stabling yard, cleaning and light maintenance facilities for trains. This area was safeguarded on the 7th June 2022 under the Town and Country Planning (Safeguarding of Land at Annandale) (Scotland) Direction 2022. Further details and a copy of the safeguarding order and associated plans can be obtained from the sole selling agent.

Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The buyer(s) will be held to satisfy himself or herself on all such matters.

Basic Payment Scheme Entitlements – IACS/SAF

All of the farmland is registered with the Scottish Rural Land Register. The entitlements are excluded from the sale.

Viewing

The property is only available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Matthew Bell/Megan Proctor.

Method of Sale

The property is offered for sale as a whole. Offers should be submitted to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW, in Scottish legal terms.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

Services

The property is serviced by a mains electric supply and mains water supply. Foul drainage is to a private septic tank. 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.

Tenure and Possession

We understand the property is held freehold and offered for sale with vacant possession.

Sporting and Mineral Rights

Sporting rights are included within the sale so far as the sellers have title to them. The mines and minerals are owned by a third party and are therefore not included within the sale.

Local Authorities

Dumfries and Galloway Council – 030 33 33 3000

Energy Performance Certificate

Williamsfield Farmhouse – due to the derelict condition of the farmhouse, it does not hold an EPC.

Council Tax

Derelict property exemption applies.

Plans and Schedules

These are based on Ordnance Survey, to be observed for reference only.

Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.

Selling Agents

Matthew Bell MRICS FAAV
Megan Proctor MRICS FAAV

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Edwin Thompson



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in September 2023