



AUCHENVEY FARM

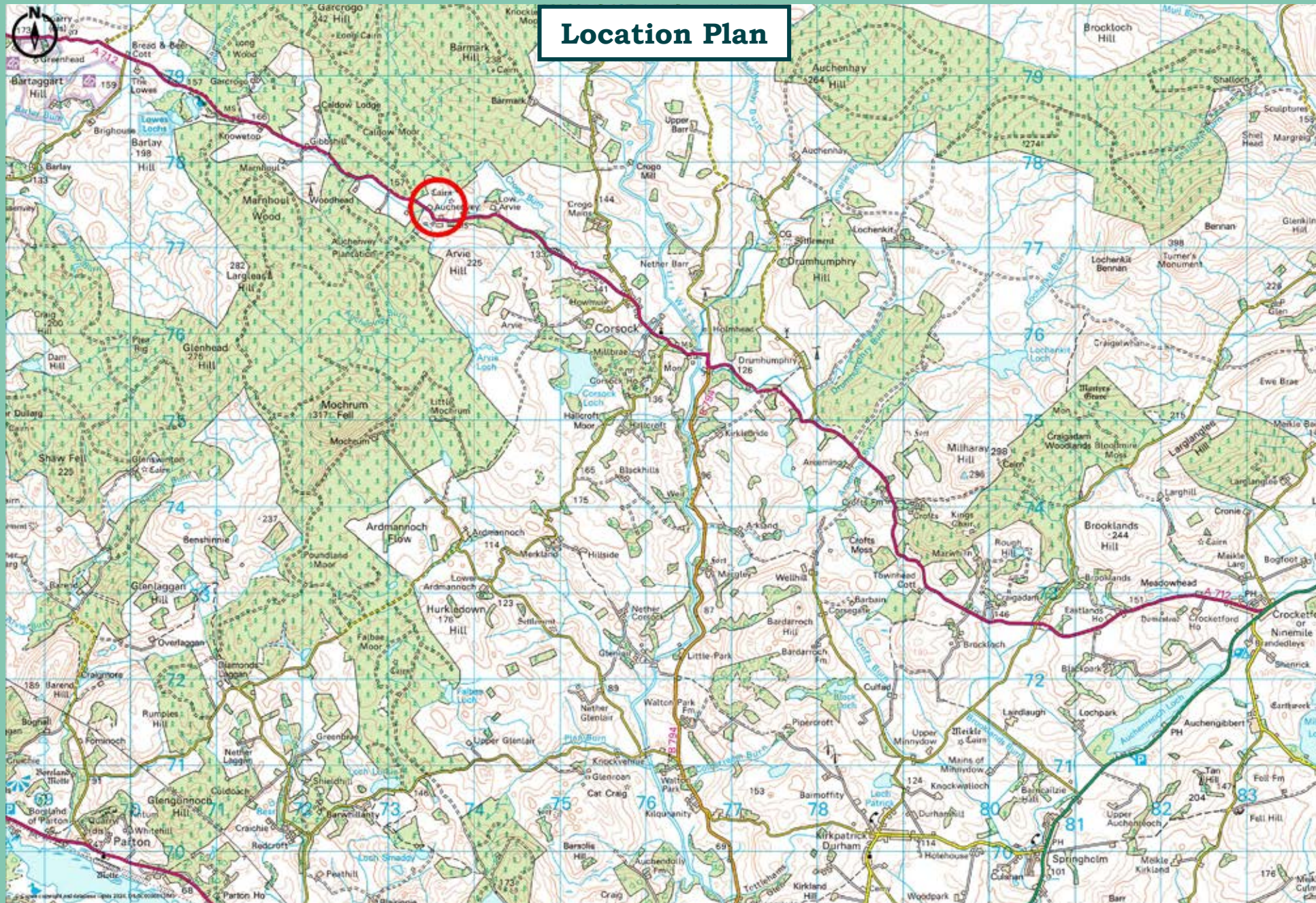
Corsock, Castle Douglas, DG7 3ED



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



AUCHENVEY FARM

Corsock, Castle Douglas, DG7 3ED

Castle Douglas 12 miles, Dumfries 17 miles, Carlisle 51 miles, Edinburgh 95 miles, Glasgow 90 miles

A DESIRABLE SMALL STOCK REARING FARM LOCATED ON THE PERIPHERY OF THE VILLAGE OF CORSOCK WITHIN THE STEWARTRY AREA OF DUMFRIES & GALLOWAY

- TRADITIONAL STEWARTRY TWO STOREY FARMHOUSE
- MAINLY TRADITIONAL FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE GRAZING LAND
- BASIC PAYMENT (REGION 1 23.13 UNITS)

IN ALL ABOUT 58.66 ACRES (23.74 HECTARES) FOR

SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mrs Karen Baird
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

Auchenvey Farm is situated on the periphery of the village of Corsock within the Stewartry area of Dumfries & Galloway benefiting from a traditional three-bedroom farmhouse, mainly traditional farm buildings and about 58 acres of agricultural land. The agricultural land is down to grass for grazing and conservation (silage or hay).

The farmhouse at Auchenvey has been a wonderful family home offering comfortable accommodation over two floors. The property, in parts, would benefit from a degree of cosmetic upgrading, however, provides a super blank canvas for any potential buyers.

The steading at Auchenvey is mainly of traditional construction set in a classic courtyard shape. At present these buildings are utilised for storage, however, given that these are of the vernacular type, there may some development opportunity for change of use. Any interested party wishing to pursue this will need to make their own enquiries in this respect with the regional council.

The whole property offers a fantastic opportunity to continue with the smallscale agricultural business or indeed for equestrian or tourism purposes.

A range of local services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas offers all essential services with a range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops to include butchers, bakers, greengrocers, delicatessen, craft beer outlets and craft shops showcasing local artists and makers. Primary & Secondary education is available within the town. A smaller range of services can be found some 6 miles distant at the village of Crocketford, such as a restaurant / hotel, A village shop & a craft outlet.

Auchenvey boasts excellent communications and commuting links with the A75 only 6 miles distant. Glasgow and Edinburgh are a little over an hour's drive north and with the M74 adjoining the M6 at Gretna, the property is within commuting distance of some of the major centres. There is a main line railway station at Dumfries, which runs a full timetable of services both north and south.

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.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling, etc. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

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

What3Words: worry.cute.backhand

METHOD OF SALE

The property is offered for sale by private treaty as a whole

GUIDE PRICE

Offers for Auchenvey are sought **in excess of: £520,000**

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

This traditional farmhouse occupies a rural site benefiting from picturesque open views over the surrounding countryside. The dwelling is of traditional stone built construction under a slated roof. The property at present offers family accommodation over two floors, as follows:

GROUND FLOOR

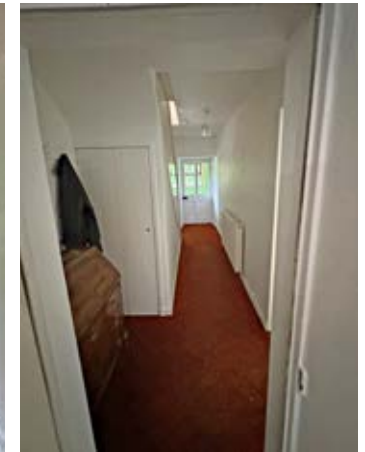
- **Rear Door Porch**
With a wet room off.

- **Wet Room**
With a shower, WC & WHB.

- **Kitchen**
A spacious farmhouse kitchen with a range of floor and wall units and ample room to accommodate a family dining table. Triple aspect windows allow ample natural light. A wood burning stove is set in an inglenook type fireplace and at this time, requires to be refitted.



- **Utility Room / Boot Room**
With double aspect windows, two large Belfast type sinks, plumbed for white goods, door to outside.
- **Dining Room**
With a window to the front.
- **Central Hallway**
With a front door porch off, stairs off to the first floor.
- **Lounge**
With a window to the front.



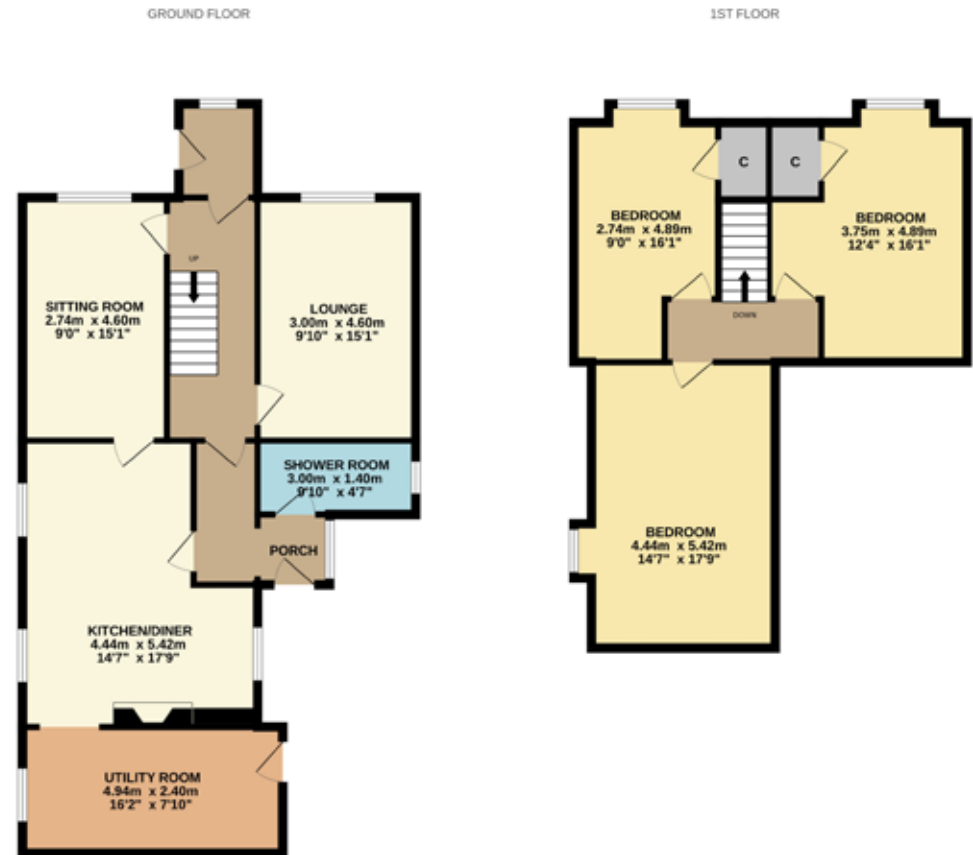
FIRST FLOOR

- **Double Bedroom 1**
With a window to the front.
- **Double Bedroom 2**
With a walk-in cupboard and a window to the side.
- **Double Bedroom 3**
With a window to the front and walk-in cupboard.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	D	F 33



While 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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with: Neoplan (2024)

OUTSIDE

The property is approached by its own private yard where there is parking for several vehicles. The garden grounds are mainly laid to lawns with mature trees and shrubs, with the Crogo Burn making up the eastern boundary.



THE FARM STEADING

The steading buildings are of traditional construction and are mainly utilised for agricultural storage. These buildings are in a reasonable condition commensurate with their age and are arranged around the hard standing yard. As stated earlier, these buildings may have development potential to satisfy uses other than agriculture.



THE LAND

Auchenvey extends in total to about 58.66 acres (23.74 Ha), including the areas occupied by the house, steading, yards, access roads, etc.

The holding features 10 specific field enclosures which are currently all down to grass for grazing and conservation (silage). The land ranges from permanent pasture through to moorland grazing and is classified as predominantly yield classes 4 & 5 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute.

BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The agricultural land has been allocated payment regions 1 & 2 and is classified as LFASS. We are advised that the vendors are active farmers (as currently defined under EU Regulation 1307/2013 and the Scottish Statutory Instrument 2014/58). We are further informed that the sellers completed an IACS/SAF submission 2024 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Auchenvey benefits from 23.13 units of region 1 entitlements with an indicative value of 160.66 Euros per entitlement. The sellers will use their best endeavours to complete the necessary documentation to transfer any and all established Basic Payment Entitlements.





For the avoidance of doubt any such payments already applied for prior to the completion date, will be retained by the sellers, i.e. the 2024 Basic Payment, 2024 greening payment & LFASS.

The purchaser upon occupation of the subjects of sale will be required and be responsible to comply with the statutory management requirements and good agricultural and environmental conditions, as laid down within the cross compliance documentation 2024, this obligation expires on 31st December 2024.

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, **Mrs Karen Baird, Hall Baird Solicitors**, 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.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge.

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.

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 2024

Sale Plan

AUCHENVEY FARM
MLC-82/512/0004
IN ALL ABOUT 23.74HA (58.66 ACRES)
PLAN FOR INDICATIVE PURPOSES ONLY

