



# LOW FARTHINGWELL

Coldside Road, Auldgirith, Dumfries, DG2 0JX



LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



## Location Plan





# LOW FARTHINGWELL

**Coldside Road, Auldgirth, Dumfries, DG2 0JX**

**Dumfries 6 Miles, Carlisle 41 Miles, Glasgow 76 Miles, Edinburgh 78 Miles**

## **A SUPERB DEVELOPMENT OPPORTUNITY WITH FULL PLANNING PERMISSION FOR THE ERECTION OF A CONTEMPORARY FAMILY HOME SET ON AN ENVIABLE ELEVATED SITE WITH FAR REACHING PANORAMIC VIEWS**

- PLANNING PERMISSION FOR THE ERECTION OF A STUNNING CONTEMPORARY FAMILY HOME
- ABOUT 35.91 ACRES OF PRODUCTIVE GRAZING AND MOWING LAND
- HUGE POTENTIAL FOR SMALLSCALE AGRICULTURAL OR EQUESTRIAN PURPOSES
- RECENTLY CONSTRUCTED MODERN AGRICULTURAL SHED
- WITHIN AND EASY DRIVE TO DUMFRIES AND MAJOR ROAD NETWORKS
- ELIGIBLE FOR BASIC PAYMENT REGION 1

**IN ALL ABOUT 35.91 ACRES (14.53 HECTARES)**

### **VENDORS SOLICITORS**

Mr K McLean  
Pollock & McLean  
1 West Morton Street  
Thornhill  
Dumfriesshire  
DG3 5NE  
Tel: 01848 330207



### **SOLE SELLING AGENTS**

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Low Farthingwell is situated on a stunning elevated site with far reaching panoramic views across the surrounding countryside towards the Solway Coast. The property offers the purchaser the unique opportunity to develop a contemporary family home whilst retaining the agricultural land to the front of the property, thus protecting the amenity of the planned bespoke dwelling. The site offers the rare opportunity to create a unique lifestyle package. The full planning permission can be found on Dumfries & Galloway Council's planning portal using the reference: 22/0366/FUL.

In addition, Low Farthingwell amounts to about 35.91 acres (14.53 hectares) to include the areas occupied by the agricultural building, proposed dwellinghouse, access tracks etc. At present the property is utilised for the grazing of sheep and benefits from a recently constructed agricultural shed (90ft x 40ft).

Local services including, primary schooling and a village shop can be accessed at the nearby village of Holywood. A more comprehensive range of services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices. Low Farthingwell is only a 10-minute drive from the new Dumfries & Galloway Royal Infirmary.

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 and where 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 and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine 18-hole courses, the closest being at Dumfries.

## DIRECTIONS

As indicated on the Location Plan that forms part of these particulars.  
*What3words: outraged.riverbank.struts*

## METHOD OF SALE

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

## GUIDE PRICE

Offers for Low Farthingwell are sought **in excess of: £420,000**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE



## THE DEVELOPMENT

Plans have now been approved for a stunning five-bedroom house incorporating a kitchen / diner, utility room, mud room, study and sunroom which is strategically placed to maximize the fabulous panoramic elevated views. The proposed house will utilise the latest in modern technology to maximise energy efficiency.

An architectural elevation drawing of a single-story building. The building features a gabled roof with three dormer windows on the left side. The facade is composed of different materials: brick on the left and right sides, and a central section with a patterned or textured finish. There are several windows of varying sizes, including a large multi-paned window in the center. The entrance is located in the center, featuring a small gabled roof over the door. The drawing is a black and white line art style.

INTERVIEW PREP-42

WARM-UP: NAME TO MEET

FRAG: QUOTE AND SOURCE

CUTUP: MESSAGE

JOY: NAME MESSAGE

WARM-UP: STATE, SUBJECT, IS, OBJECT

FRAG: QUOTE, QUOTE SOURCE, QUOTE, IS, OBJECT

CUTUP: QUOTE, QUOTE SOURCE, QUOTE, IS, OBJECT



|  |            |
|--|------------|
| 600 N. 1ST ST., SUITE 200<br>MINNEAPOLIS, MN 55401<br>TEL: 612.338.3333<br>FAX: 612.338.3334<br>WWW.JKMCONSULTANCY.COM                               |            |
| PROJECT: NEW DWELLINGHOUSE<br>100 N. 1ST ST., SUITE 200<br>MINNEAPOLIS, MN 55401   |            |
| ARCHITECT: JKM CONSULTANCY<br>600 N. 1ST ST., SUITE 200<br>MINNEAPOLIS, MN 55401<br>TEL: 612.338.3333<br>FAX: 612.338.3334<br>WWW.JKMCONSULTANCY.COM |            |
| PROJECT: ELKHORN<br>100 N. 1ST ST., SUITE 200<br>MINNEAPOLIS, MN 55401   |            |
| A1149-P02  |            |
| 1/150 • 42   | MARCH 2002 |
| PLANNING   |            |



|  |   |
|--|---|
| CLIENT<br><b>MR &amp; MRS SONIA FITZSIMON</b>  | CONTRACT<br><b>LANDSCAPE/BOUNDARY LAYOUT</b>            |
| PROJECT<br><b>PROPOSED NEW DWELLINGHOUSE<br/>LOW PARKINGWELL,<br/>AULDGORTH</b>  | DRAWING NO.<br><b>A1149-BT01</b>                        |
| <a href="mailto:jkmconsultancy@bt.com">jkmconsultancy@bt.com</a><br>8 Binfeld Drive<br><b>JKM CONSULTANCY</b> Cumnock<br>KA28 9JH<br>01294 696 026 | QUOTE<br><b>1/500 @ A3</b><br>DATE<br><b>MARCH 2023</b> |
|  | <b>PLANNING</b>   |





## THE LAND

The agricultural land at Low Farthingwell extends to about 34.5 acres and is made up of good-sized field enclosures. The land is classified as being mainly within yield class 4 of the Macaulay Scale, as produced by the James Hutton Institute. The land is perfectly capable of growing a narrow range of cereal or forage crops and would lend itself to any smallscale agricultural or equestrian purposes. The holding is registered with the AFRC-RPID with a main location code of: 305/0023, but for the avoidance of doubt, there are no Basic Payment Entitlements and therefore the annual Single Application Form is not required.

## MODERN AGRICULTURAL SHED

Recently constructed modern agricultural building of steel portal construction with concrete panelled walls, Ventair cladding under a fibre cement roof. The shed benefits from a mains water supply and a concrete floor.

## 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, **Pollock & McLean**, for a definitive list of burdens subject to which the property is sold.



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## 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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.





### **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 February 2025***



