



# MID CROFT

Broadlea, Dalbeattie, DG5 4NH

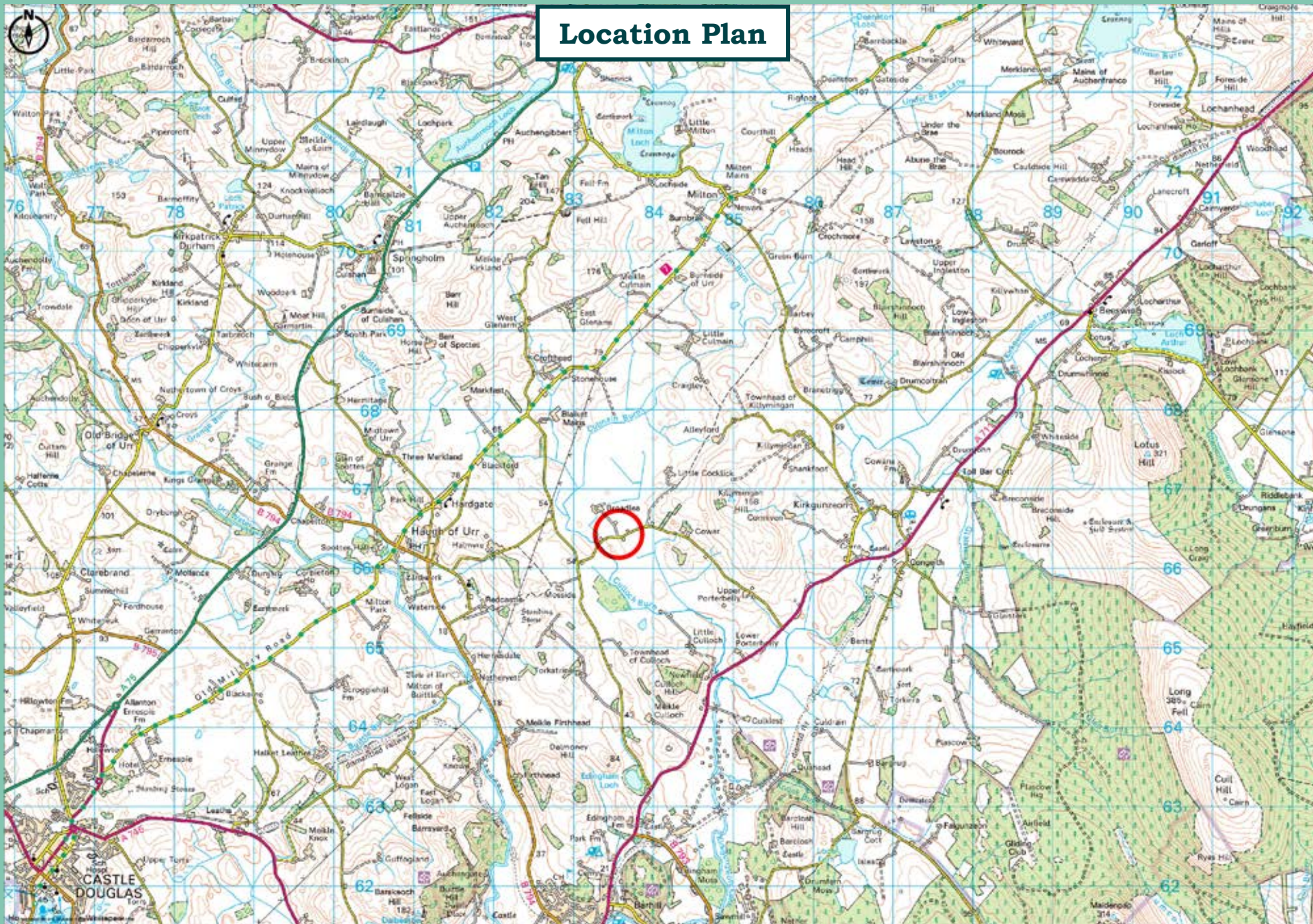


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan





# MID CROFT

**Broadlea, Dalbeattie, DG5 4NH**

**Dalbeattie 3.5 Miles, Castle Douglas 6 miles, Dumfries 12 Miles, Carlisle 45 Miles, Glasgow 89 Miles, Edinburgh 92 Miles**

## **A CHARMING RURAL SMALLHOLDING NESTLED WITHIN THE STUNNING GALLOWAY COUNTRYSIDE INCORPORATING A THREE BEDROOM COTTAGE, AGRICULTURAL BUILDINGS AND PRODUCTIVE GRAZING LAND**

- WELL-PRESENTED THREE BEDROOM GALLOWAY COTTAGE
- RANGE OF OUTBUILDINGS AND PRODUCTIVE GRAZING LAND
- PERFECT FOR EQUESTRIAN OR SMALLSCALE AGRICULTURAL PURPOSES
- MATURE GARDEN GROUNDS WITH OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- NO IMMEDIATE NEIGHBOURS
- CONVENIENTLY LOCATED CLOSE TO DUMFRIES AND MAJOR ROAD NETWORKS

**IN ALL ABOUT 6.813 HECTARES (16.835 ACRES)**

### **VENDORS SOLICITORS**

Gillespie Gifford & Brown  
135 King Street  
Castle Douglas  
DG7 1NA  
Tel:01556 503744



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

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









## INTRODUCTION

Mid Croft presents fabulous opportunity to purchase a charming rural smallholding nestled within the Galloway countryside which incorporates a lovely traditional cottage, hard standing yard with two agricultural buildings.

Mid Croft is set just off the Old Military Road about 3½ miles from Dalbeattie. The whitewashed cottage with its covered porch is well-presented and offers three-bedroom accommodation over a single floor incorporating a utility room, kitchen, lounge, family bathroom and three good sized bedrooms. Further details of the accommodation can be found within these particulars of sale, along with a floor plan showing the dimensions and layout.

Set to the side of the cottage is a hard standing yard providing parking for several vehicles. There are two agricultural building, one in three bays with one bay utilised as a garage / workshop the second building is open fronted and utilised for storage. These buildings could be utilised for a number of equestrian / smallscale agricultural uses. The property is registered with an agricultural holding number of: 82/502/0125. A feature of the property is the grazing land which have direct access from within the concrete yard. The whole property, to include the cottage, outbuildings and grazing paddocks amount to about 16.835 acres.

Mid Croft is within an easy driving distance of the nearest local services at Dalbeattie which provides a wide range of essential services with a relatively newly constructed school catering for nursery through to secondary education. The town also boasts a wide range of retail and professional services, along with a medical practice and leisure facilities. A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new hospital and a range of high street shops, retail parks and large supermarkets.

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 courses, the closest being a short distance from the property. Dalbeattie also boasts one of the 7stanes world-class mountain biking centres within Dalbeattie Forest. The property is also in close proximity to Kippford, affectionately known as the 'Scottish Riviera'.

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.

## DIRECTIONS

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

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for Mid Croft are sought in excess of: **£490,000**

## 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 cottage at Mid Croft is set over a single floor with the accommodation briefly comprising:

- **Rear Entrance Porch**  
With a part glazed UPVC door.
- **Utility Room**  
The utility room has a base unit set with a WHB and plumbed below for white goods, window to the rear and **cloakroom off**. The cloakroom has a WHB and WC.
- **Kitchen**  
With a range of floor and wall units, plumbed for white goods and two windows to the side enhance the natural light within.

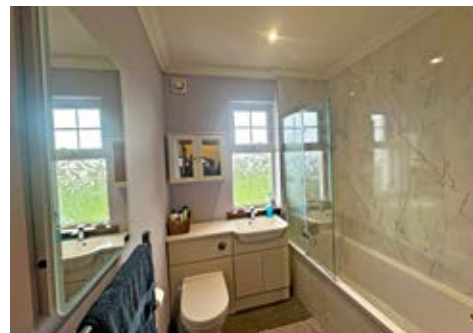


- **Lounge**  
A lovely family room triple aspect windows and a Dowling stove augmenting the oil-fired central heating.
- **Central Hallway**  
With a part glazed door to the covered porch at the front and a circular feature window.





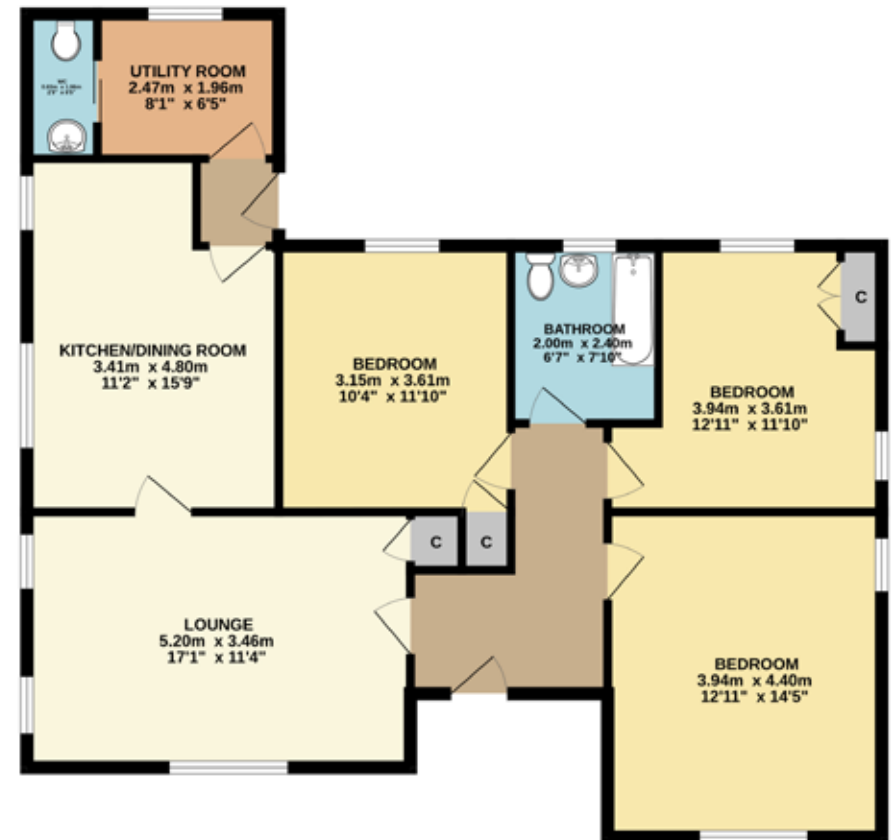
- **Bedroom 1**  
With double aspect windows.
- **Bedroom 2**  
Currently utilised as an office with double aspect windows and built-in cupboard.
- **Double Bedroom 3**  
With a window to the rear and built-in storage.
- **Family Bathroom**  
With a WC & WHB set in a vanity unit, bath with shower over, illuminated demist mirror, heated towel rail and a window to the rear.



**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	Oil & wood burning stove	D	E 44

**GROUND FLOOR**



Whilst 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Housiey (2020)

## OUTSIDE

Wrap around garden grounds which are mainly laid to lawns with a block paving patio to the rear with wonderful open views making this the perfect setting for alfresco dining or family and social entertaining.



## THE OUTBUILDINGS

As mentioned earlier, there are two agricultural buildings, one in three bays where one bay is utilised as a garage / workshop with the other used for livestock and feed storage. The second is open fronted and used for storage. These buildings could be utilised for a number of uses.

## THE LAND

The land is in good sized field enclosures and is relatively flat, fertile and well-fenced and at present is down to grass for grazing or mowing and Mid Croft has been utilised as a small pedigree sheep enterprise in the past. The property offers the potential for any smallscale agricultural or equestrian enterprise. It is noted that the land is registered with the AFRC-RPID with a main location code of: 82/502/0125.



## HOME REPORT

It should be noted that the property is an agricultural holding which benefits from an agricultural holding number: 82/502/0125, therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. **For the avoidance of doubt, it should be noted that the dwellinghouse and grazing land are being sold as a whole and cannot purchased separately.**







## **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, **Gillespie Gifford & Brown** 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.

## **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 April 2025***







