



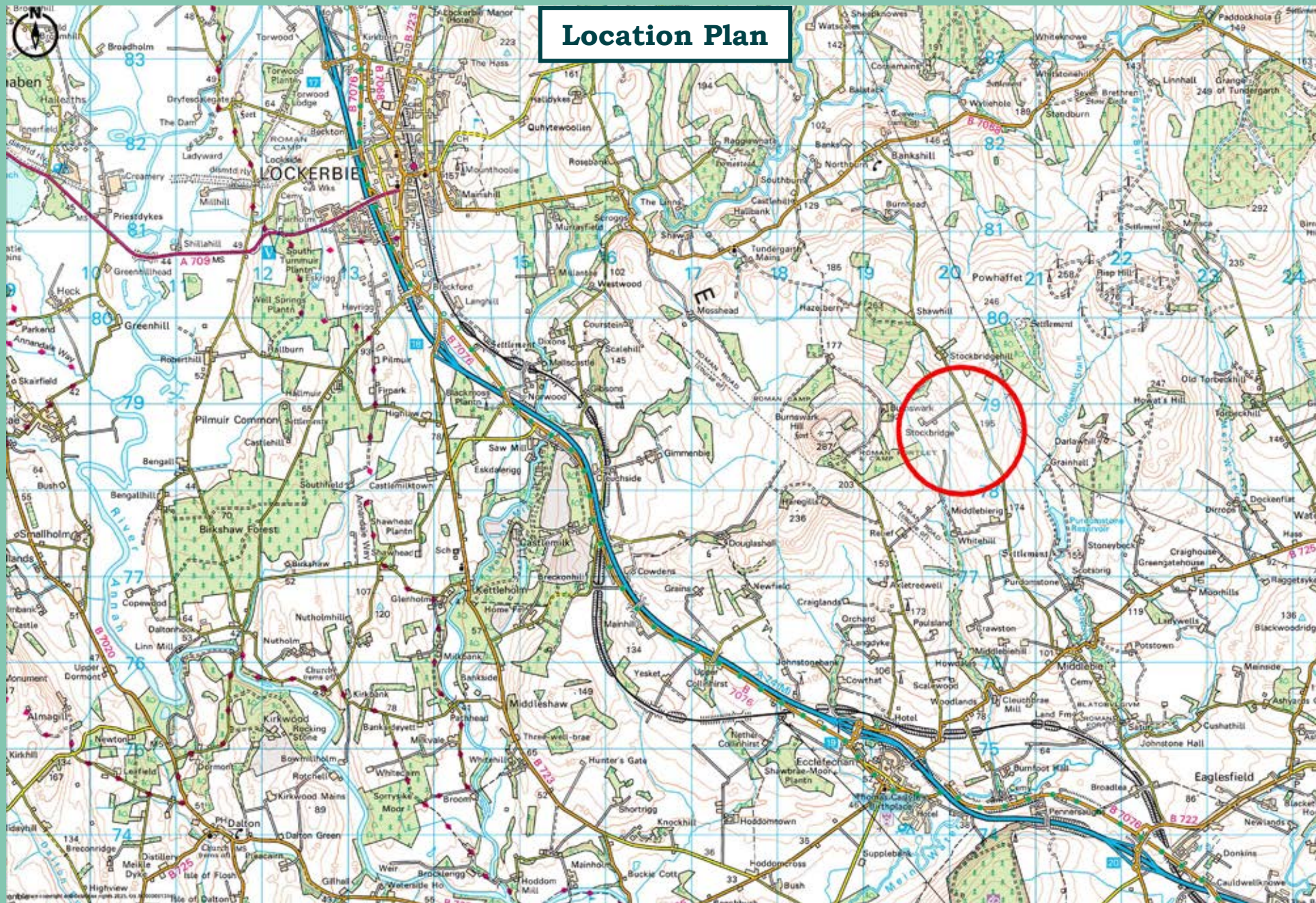
STOCKBRIDGE FARM

Middlebie, Lockerbie, Dumfries, DG11 3JZ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

STOCKBRIDGE FARM

Middlebie, Lockerbie, Dumfries, DG11 3JZ

Lockerbie 6 miles, Dumfries 18 miles, Carlisle 21 miles, Glasgow 77 miles

A HIGHLY PRODUCTIVE STOCK REARING FARM WITH A BEAUTIFULLY PRESENTED FARMHOUSE SITUATED IN A STUNNING ELEVATED SITE

- BEAUTIFULLY PRESENTED FOUR BEDROOM FARMHOUSE
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- PRODUCTIVE GRAZING & MOWING LAND
- REDUNDANT AND RUINOUS TRADITIONAL COTTAGE (DEVELOPMENT POTENTIAL)
- BASIC PAYMENT ENTITLEMENTS: 62.81 REGION ONE – 0.14 REGION TWO
- LOG BURNING BIOMASS BOILER ON RHI FEED-IN TARIFF
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

IN ALL ABOUT 166.42 ACRES (67.35 HA)

VENDORS SOLICITORS

Karen Norman-Thorpe
Henderson & Mackay
35 High Street
Lockerbie
DG11 2JP
Tel: 01576 202137



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

Stockbridge Farm is an excellent stock rearing unit situated in a rural location but accessible location not far from the market town of Lockerbie. The farm is set on a stunning elevated site with far reaching views across the surrounding countryside. Stockbridge benefits from a beautifully presented four-bedroom farmhouse, modern and traditional farm buildings, and about 164 acres of productive grassland along with recently planted amenity woodland. The land amounts to about 164 acres and is all down to grass for grazing or mowing with the exception of an area of young trees (8 hectares).

The farmhouse at Stockbridge offers bright and spacious family accommodation and has been greatly improved over the years. The property benefits from four bedrooms, kitchen, utility room, office, two reception rooms, dining room, two bathrooms, etc. A floor plan is contained within these particulars of sale showing the layout and dimensions of the accommodation.

Local services are found within the busy market town of Lockerbie, which offers all essential services with a comprehensive range of leisure facilities, a modern health centre, butchers, wide range of professional services as well as two national supermarkets. We are informed that there is an excellent privately owned doctors surgery at Ecclefechan. There is a choice of primary schooling and secondary schooling is available at nearby Lockerbie Academy.

This area is excellently connected with commuting links northbound to Glasgow and Edinburgh and southbound to England. The railway station at Lockerbie (6 miles approx.), 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 renowned for the quality and variety of both field sports and leisure activities, with outdoor and sporting enthusiasts exceptionally well-catered for. Opportunities for both shooting and fishing are readily available locally, particularly along the renowned River Annan, famous for its salmon and sea trout fishing. The diverse landscape, coupled with proximity to the coast, supports a wide range of outdoor pursuits, including scenic walking routes, sailing, and cycling. Curling, a sport deeply embedded in local tradition, is especially prominent in Lockerbie, home to one of the finest ice rinks in the country, which has produced several national-level competitors. Equestrian activities are also a distinctive feature of the county, with two active branches of the Pony Club of Great Britain supporting riders of all abilities.

DIRECTIONS

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

METHOD OF SALE

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

GUIDE PRICE

Offers for Stockbridge are sought **in excess of: £1,080,000**

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



STOCKBRIDGE FARMHOUSE

Stockbridge Farmhouse enjoys a picturesque position with far-reaching views over the surrounding countryside towards the Solway Coast. The property is of traditional stone construction, rendered under a slated roof, and has been beautifully maintained throughout. Set over three storeys, the house offers generously proportioned family accommodation across two main floors, with additional attic space above.

The property provides four-bedroom accommodation with flexible living spaces, very briefly comprising:

GROUND FLOOR

- **Rear Entrance Vestibule**
With a bathroom off and doors servicing access to the family accommodation and utility room to the rear which has stairs to first floor office.
- **Bathroom**
Featuring a traditional cast iron bath with a shower over WC & WHB.
- **Utility room**
Plumbed for white goods, with twin Belfast type sinks, original larder cupboard, and stair access to the former maid's quarters, now ideally suited as a home office or additional storage. There is a storeroom off.
- **Kitchen**
A well-appointed farmhouse kitchen, with a generous range of fitted wall and base units and dual aspect windows. Plumbed for white goods and with ample space for family dining.



- **Central Hallway**
Spacious and welcoming, the hallway gives access to the main reception rooms and front vestibule. Features two built-in storage cupboards and a staircase to the first floor.



- **Sitting Room**
A bright and characterful reception room with a large bay window enjoying open views, a stone fireplace, and a storage cupboard.
- **Lounge**
Generous living space with a feature fireplace, dual aspect windows and amazing views.
- **Dining Room**
A cosy formal dining area with views over the garden.



FIRST FLOOR

- **Upper Hallway**
Provides access to all first-floor bedrooms with staircase off to a large attic space which could have potential for creating additional living space. There are two built-in storage cupboards which are heated and benefits from a roof window which provides excellent natural light.



- **Double Bedroom 1**
Window fitted with original working shutters.
- **Double Bedroom 2**
Spacious room featuring a large bay window with beautiful views over the surrounding countryside.
- **Single Bedroom 3**
Single bedroom with window to the front.
- **Double Bedroom 4**
Well-proportioned double room with dual aspect windows providing lovely natural light.
- **Family Bathroom**
Generous bathroom fitted with a shower and bath, feature fireplace and a window overlooking the courtyard.

SECOND FLOOR

A staircase leads to the full height attic space which is fully floored and could be developed into further living accommodation.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Biomass	D	F 30

FARM STEADING

The farm steading at Stockbridge is of modern and traditional construction, utilised for stock rearing. The steading briefly comprises:

- Range of traditional barns and byres.
- Cattle shed 1: of steel portal construction with central feed passage and Orkney floor.
- Former covered silage clamp of steel portal construction, concrete shuttered walls.
- Cattle shed 2: of steel portal construction with feed barrier, Orkney floor and adjoining slurry pit.
- Lambing shed: of steel portal construction, block-built walls, Yorkshire board cladding and fibre cement roof.
- Open silage clamp sleeper walled, concrete floor.
- Cattle court of portal construction with big six roof.
- Log store and biomass shed containing commercial log burning biomass boiler and all ancillary equipment.
- Workshop of lean-to design with box profile roof.

Located adjacent to field 7 is a ruinous and redundant former farm cottage. Given the type and proximity to the farm the ruin may well have redevelopment potential.

The farm steading benefits from both mains water and a private water supply.





THE LAND

Stockbridge extends to in total to about 166.42 acres (67.35 Ha), including the areas occupied by the farmhouse, steading, yards, access roads, woodland, etc.

The land is contained within 18 clearly defined field enclosures, which benefit from good roadside access. The enclosures are well-fenced and watered. The land is classified as predominantly yield class 4 of the Macaulay Institute for Soil Research (Land Capability Study) as defined by the James Hutton Institute. The land has also been allocated region 1 status with the exception of 0.25 hectares of region 2.

Contained within the subjects is approximately 8 hectares of farmland planting planted under an agri-environment scheme, we can confirm that all necessary management obligations have been met and the scheme is now expired. The land is all down to grass for grazing and conservation, although the farm is well-capable of growing a narrow range of forage crops. We can confirm that the property is registered with the AFRC-RPID with a main location code of: 312/0078



BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The agricultural land has been allocated payment region 1 with the exception of 0.25 hectares of region 2. 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 2025 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Stockbridge Farm benefits from 62.81 units of region 1 entitlements with illustrative unit values of €160.66 (Euros) and 0.14 units of region 2 entitlements with an illustrative value €34.34 (Euros). 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 2025 Basic Payment, 2025 greening payment and 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 2025, this obligation expires on 31st December 2025.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over any clamped or baled silage, straw, etc. Any valuation required will be carried out by Threave Rural Ltd. whose opinion will be final and binding to both vendor and purchaser.

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, **Karen Norman-Thorpe, Henderson & Mackay** 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.

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. 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 May 2025

NUMBER	AREA	REGION/LAND USE/CLAIM
1	0.25	2 /NEW TREES NA /0.23
2	1.35	1/PGRS /1.35
3	1.81	1/NEW TREES NA/ 1.81
4	1.21	1/PGRS /1.20
5	3.71	1/PGRS/3.70
6	3.73	1/PGRS/3.73
7	3.57	1/PGRS/3.57
8	0.08	N/A
9	5.67	1/PGRS/5.67
10	6.08	1/PGRS /6.08
11	7.55	1/PGRS /7.55
12	5.12	1/PGRS/ 5.05
13	4.56	1/PGRS/ 4.56
14	8.46	1/PGRS/ 8.46
15	6.03	1/NEW TREES NA/ 6.01
16	4.84	1/PGRS /4.84
17	0.15	N/A
18	0.30	1/PGRS/ 0.23
A	2.88	ROADS, BUILDINGS, WOODLAND, ETC
Totals:	67.35Ha (166.42 Acres)	

Disclaimer

While the sole agents have made every effort to check and verify the extent of the land, no warranty is given that the advertised acreage of about **67.35Ha (166.42 Acres)** is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by inspection of the farm and examination of the titles.

BPS Entitlements

Region 1 – 62.81 Units (Indicative Value 2025 €160.66 (Euros)

Region 2 – 0.14 Units (Indicative Value 2025 € 34.35 (Euros)

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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.
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Sale Plan

