

An aerial photograph of Nethertown Farm, showing a cluster of farm buildings including a large barn and several smaller structures. The farm is surrounded by extensive agricultural fields, some of which are plowed and others with crops. In the background, a small town is visible, followed by rolling hills under a clear blue sky.

NETHERTOWN FARM

New Abbey Road, Dumfries, DG2 8ER



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

NETHERTOWN FARM

New Abbey Road, Dumfries, DG2 8ER

Dumfries 2.4 miles, Carlisle 38 miles, Edinburgh 82 miles, Glasgow 79 miles

A FORMER DAIRY FARM INCORPORATING A GENEROUSLY PROPORTIONED FARMHOUSE, FARM STEADING AND ARABLE / GRASSLAND LOCATED CLOSE TO DUMFRIES

- TRADITIONAL TWO STOREY FARMHOUSE
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE ARABLE & GRASSLAND

IN ALL ABOUT 204.59 ACRES (82.80 HECTARES)

FOR SALE PRIVATELY AS A WHOLE OR IN TWO LOTS

VENDORS SOLICITORS

Euan Edment
McJerrrow & Stevensons
55 High Street
Lockerbie
DG11 2JJ
Tel: 01576 202123



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

Nethertown Farm is situated on the periphery of the hamlet of Islesteps. This is located on the shore road just over two miles from the market town of Dumfries.

Nethertown is a good arable and stockrearing farm (former dairy farm). The steading is of modern and traditional construction and still contains the, now unused, parlour and bulk tank. The land is contained within a ring fence, split only by the A710, in good sized field enclosures, is extremely fertile with a range of cereal crops and potatoes grown annually. The farm is available as a whole or in two lots as indicated within these sales particulars.

The nearest services are located at the busy market town of Dumfries, some 2.4 miles distant, boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre 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. Primary education is available at either Troqueer or Cargenbridge.

Nethertown boasts excellent communications and commuting links with both Glasgow and Edinburgh a little over an hour's drive north, 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 stations at Lockerbie & 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.

METHOD OF SALE

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

GUIDE PRICES

LOT 1: Offers are sought in excess of: **£1,200,000**

LOT 2: Offers are sought in excess of: **£400,000**

AS A WHOLE: Offers are sought in excess of: **£1,600,000**

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

LOT 1 (coloured pink on the sale plan)

NETHERTOWN FARMHOUSE



Nethertown Farmhouse occupies a generous site with wonderful open views towards Glencaple and on a clear day, the landmark Criffel. The dwelling is of traditional construction with a dressed sandstone façade set under a slated roof (recently renewed). The property at present does require some modernisation, however, offers generously proportioned family accommodation over three floors.

The **ground floor** accommodation comprises of a lounge with a woodburning stove and a picture window to the front, central hallway with the original parquet flooring, kitchen, utility room and an office. The **first-floor** has four spacious bedrooms, a family bathroom with a further **two rooms on the attic floor**. In addition, there is a cellar with internal access.



OUTSIDE

The farmhouse benefits from its own private driveway and private off-road parking. There are generous garden grounds surrounding the property.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil/Wood burning stove	C	E (42)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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 Neopass (2020)

THE FARM STEADING

The farm steading comprises of a range of both traditional and modern farm buildings. The steading briefly comprises.

- **Range of Traditional Barns & Byres**
- **Cubicle Shed (130ft x 80ft approx')**
Containing 128 cubicles with mats & dairy master automatic scrapers.
- **Concrete Slurry Lagoon**
300,000 gallon capacity.
- **Former Dairy**
Containing 14 / 14 parlour and bulk tank (working 4 years ago when production stopped).
- **Cattle Shed 2 (70ft x 65ft approx')**
Currently utilised as loose housing sub-divided into four pens.
- **Feed Shed (90ft x 30ft approx')**
Utilised for storage of straw and cereals.
- **Silage Clamp**
1,200 to 1,500 tonnes capacity.





THE AGRICULTURAL LAND OF LOT 1

Nethertown Farm extends in total to about 146.92 acres (59.46 Ha), including the areas occupied by the dwelling house, steading, yards, access roads, etc.

The whole of the agricultural land lies within a ring fence and is contained within 9 good sized field enclosures, which are well-fenced, drained and all have access to water and is all classified as regions 1 & 2. The subjects are capable of cereal production and produce high yields of a range of crops. The majority of the enclosures are down to grass for grazing or mowing with the exception of an enclosure which has recently had potatoes harvested.

The land is classified as mainly 3² with a smaller area of 3¹ of the Macaulay Scale of land capability as produced by the James Hutton Institute.



LOT 2 (coloured blue on the sale plan)

The lands of Cargenholm extend in total to about 59.67 acres (23.34 ha). The land has been utilised for cereal and forage production with one field in stubble following a crop of wheat. The land is classified as mainly 3² of the Macaulay Land Capability as produced by the James Hutton Institute. It is further noted that the land is all region 1 compliant.

IMPORTANT NOTE

BASIC PAYMENT ENTITLEMENTS – IACS / SAF

It is noted that there are no Basic Payment Entitlements available with the farm and no **IACS / SAF submission has been made since 2014, therefore, no such document is available for inspection by potential purchasers.**

At completion of any sale, the purchaser(s) will be furnished with a duly completed land maintenance form to allow them to re-register the farm with the AFRC-RPID and complete the necessary SAF paperwork.

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, **Euan Edment, McJerrrow & Stevensons** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

1. A gas pipelines transverse the farm and affect both lot 1 & 2.
2. An outfall pipe from the former ICI transverses the property.
3. Two outfall pipe from the Cargenholm site affects Lot 2.

Normal wayleaves are in place for the usual utility companies.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

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

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 October 2025

LOT 1	
Field Number	Area (Ha)
1	2.00
2	7.19
3	2.96
4	9.75
5	9.32
6	5.15
7	9.05
8	1.61
9	10.94
A Roads,Yards & Buildings	1.49
LOT 1 TOTAL	59.46 Ha (146.92 Acres)

LOT 1	
Field Number	Area (Ha)
10	6.96
11	6.89
12	9.49
LOT 1 TOTAL	23.34 Ha (57.67Acres)

NETHERTON FARM AS A WHOLE	82.80 Ha (204.59 Acres)
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Disclaimer

While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about **82.8 Ha (204.59 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.



