



Stock rearing farm extending to 97.11 Acres (39.30 Hectares)
Shielingmoss Farm, Canonbie, DG14 0RP



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Guide Price

£855,000

Description

Fantastic opportunity to own an attractive amenity farm with ring fenced agricultural land extending to 97.11 acres, a traditional farmhouse, well maintained and flexible farm buildings which could be used for a variety of uses including equestrian and the rare opportunity to own in-hand fishings.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Large traditional farmhouse with beautiful period features.
- Range of well-maintained traditional and semi modern buildings with scope for future development.
- Fantastic views over the Liddle Water.
- Single bank salmon fishing of the Liddel Water.
- Productive agricultural land extending to 97.11 acres (39.30 hectares).



Shielingmoss Farm, Canonbie, DG14 0RP

We are delighted to present this unique opportunity to purchase a well-equipped attractive amenity farm within rural Dumfriesshire, with land extending to 97.11 acres (39.30 hectares) with the added benefit of fishing rights along Liddle Water.

Lot 1 Guide Price £695,000: Traditional stone and slate farmhouse, range of modern and traditional farm buildings, agricultural land extending to approximately 60.66 acres (24.55 hectares) and fishing rights along Liddle Water.

Lot 2 Guide Price £160,000: Agricultural land extending to approximately 36.45 acres (14.75 hectares).

For Sale as a Whole or in Two Separate Lots by Private Treaty

The property provides great scope and opportunities for farming or diversification in a superb location and therefore viewings are highly recommended to fully appreciate both the secluded accessible location and the accommodation on offer.



Situation

Shielingmoss Farm is situated between the settlements of Harelaw and Penton (Scottish Border/English Border), benefiting from a prominent south facing position and accessed off the B6318 via its own private driveway. The farm is situated approximately 2.6 miles northeast of the village of Canonbie, 7.8 miles from Longtown and 17 miles from the city of Carlisle. The immediate surroundings comprise of traditional livestock farms interspersed with undulating grassland. The farm benefits from the luxury of being rural whilst still having road links to surrounding agricultural amenities such as livestock markets and agricultural suppliers and good transport links, with the A7 located 3 miles away providing direct routes to the market town of Longtown and the City of Carlisle where the West Coast Mainline runs.

Directions

From J45 of the M6 turn right towards Longtown, continue for 3 miles, at the end of the road turn left onto the A7, continue for 5 miles then take a left turn signposted Canonbie along the B6357. Turn right 3 miles through the village of Canonbie, there is a sign post to Penton. The property can then be found on the left a mile along the B6318.



Lot 1

Shielingmoss Farmhouse is a striking, traditional two storey stone and slate built family home with lots of character and charm. The accommodation is arranged over two floors and has a good balance of reception rooms and bedrooms as described briefly below:

Ground Floor: Hallway, Utility Room, Bathroom, Larder, Living Room, Dining Room, Office/4th Bedroom, Kitchen.

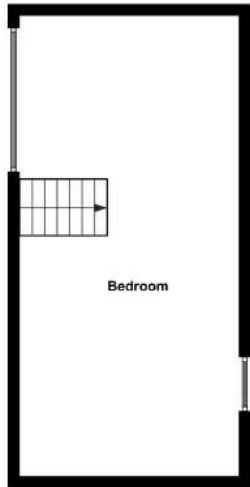
First Floor: Two Double Bedrooms, Box Room. Off the kitchen there are a second set of stairs to the 3rd double bedroom which is within the converted attic space.

Exterior: Extensive wrap around, beautifully maintained landscaped garden with herbaceous borders and rich with plants and shrubbery offering a rainbow of colours throughout the year. There are also two useful log stores.

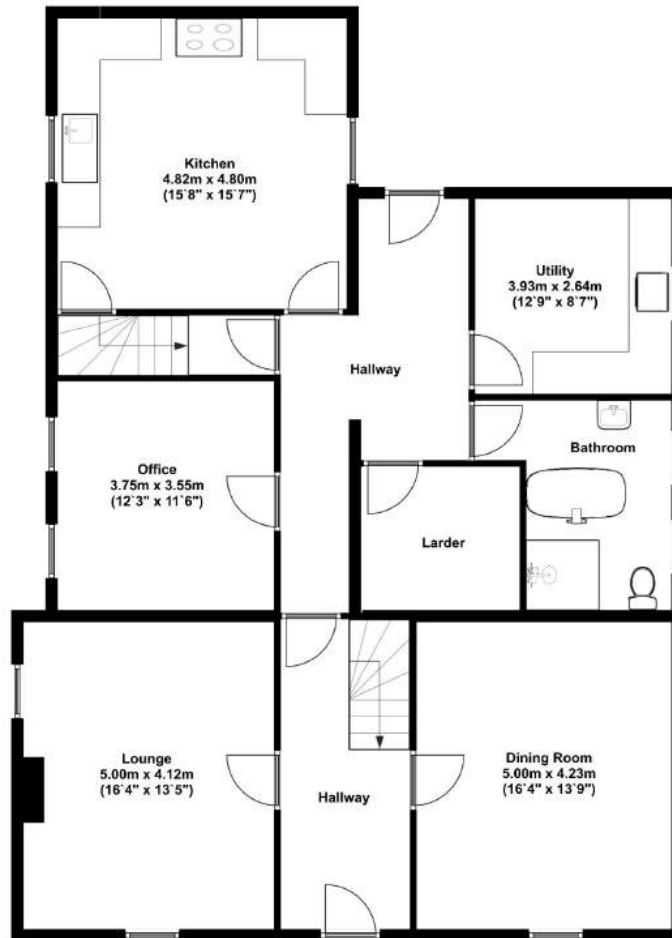
The kitchen is the heart of the home, benefitting from a Stanley cooker, integrated fridge and dishwasher and fitted base and wall units. The useful utility room features a double belfast sink and fitted units. Both reception rooms are spacious and south facing, the living room has a cosy wood burning stove and there is an open fire in the dining room. Within the bathroom there is an impressive cast iron roll top bath, separate shower, w.c and sink. All the bedrooms are double and the two upstairs have breathtaking views over the river.



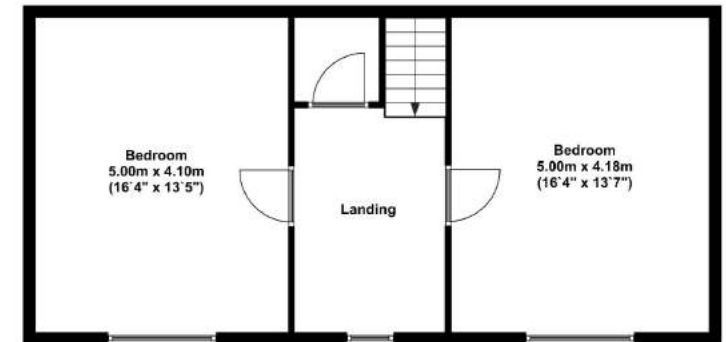
Floor Space
Approx. 28.00 Sq meters (301 Sq feet)



Ground Floor
Approx. 148.00 Sq meters (1593 Sq feet)



First Floor
Approx. 56.00 Sq meters (603 Sq feet)





The well maintained and equipped buildings consist of both modern and traditional agricultural buildings which could be used for a variety of uses including equestrian. They are briefly described below as per the steading plan:

1. General Purpose Shed

Steel portal framed with timber joists, plastic coated tin clad roof, part yorkshire boarding, tin and concrete block sides and earth flooring. Water and electricity supplies.

2. Lean-to

Concrete block sides under a tin clad roof and concrete flooring.

3. Range of Traditional Stores

Stone and part slate and plastic coated tin roofing, with concrete flooring. Water and electricity supplies. Currently utilised as stables, stores and kennels, the range of stores offer an exciting opportunity for future development.

4. Store and Garage

Stone and brick construction under a galvanised steel roof with concrete flooring. Electricity supply to the store.



5. Cattle Shed (former stables)

Part stone, yorkshire boarding and concrete block sides under a tin roof and concrete flooring. Water and electricity supplies.

6. Storage Shed

Fibre Cement sides and roof with concrete flooring.

7. Storage Shed

Fibre Cement sides and roof with concrete flooring.

8. General Purpose Building.

Steel portal frame with concrete block and yorkshire boarding walls, fibre cement roof and concrete and earth flooring. Open fronted with water and electricity supplies.



The Land

The land offers good quality grazing, extending to approximately 60.66 acres (24.55 hectares) and lies within one large block that wraps around the farm steading. The land is accessed from field to field with a network of internal tracks. Fields 1 and 7 adjoin Liddle Water.

The land is classed as Grade 3 and 4 under the Local MAFF Land Classification System. The land benefits from mains water supply to all enclosures and lies approximately at a height of 70m to 77m above sea level. The land is registered with SGRPID, the holding number is 313/0033. The land has been well managed and in good heart. The external and internal fencing are all in a good condition.

Included in the subjects of sale is an idyllic 1.57km (0.98 miles) stretch of single bank fishing extended to 6.61 acres (2.67Ha) on the Liddle Water. Catch records are available on request for the 2020 season of the brown trout, sea trout and salmon.



Lot 2

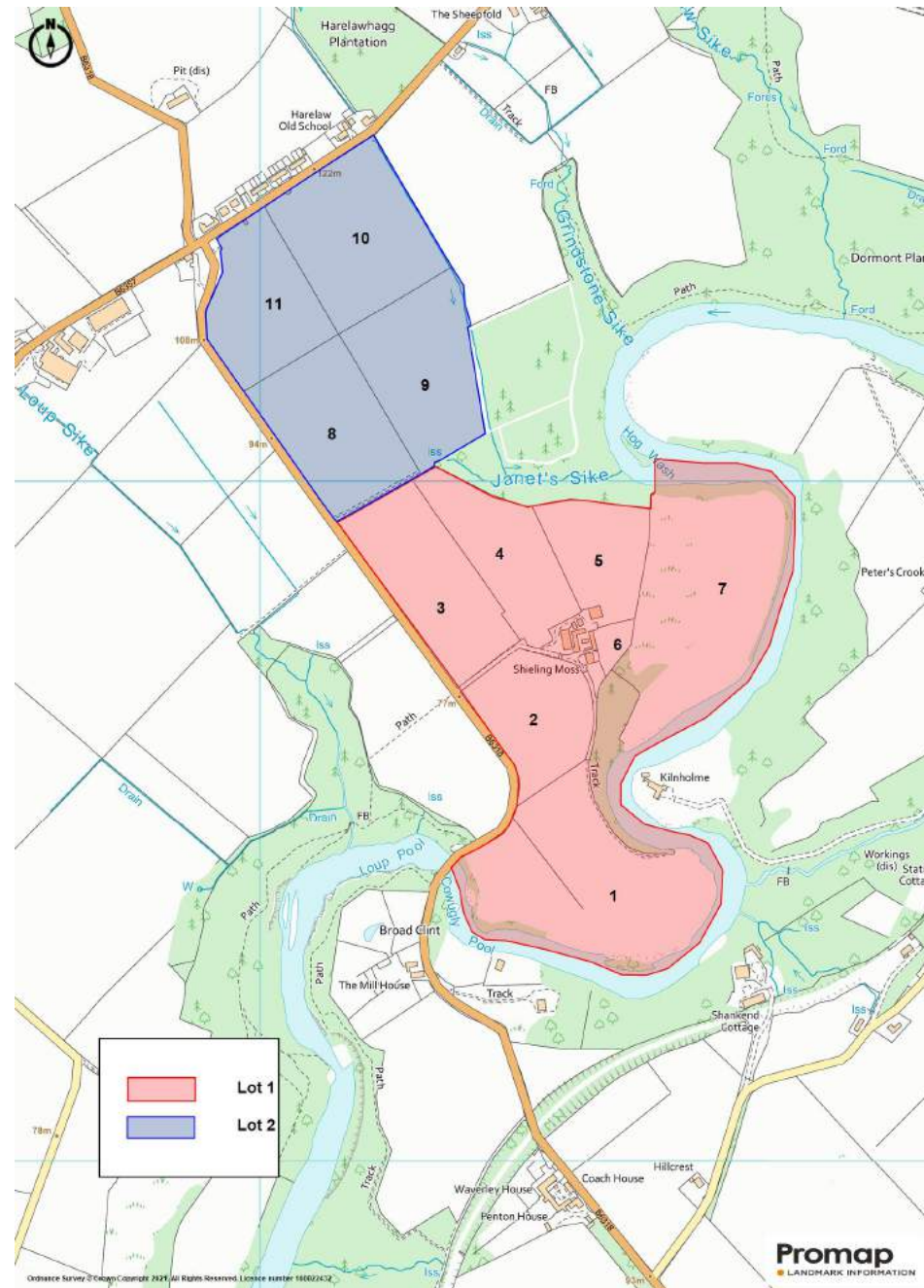
A block of productive land extends to approximately 36.45 acres (14.75 hectares) with access directly off the public highway.

The land is classed as Grade 4 under the Local MAFF Land Classification System. The land benefits from a mains water supply and lies at a height of 122m to 85m above sea level.



Schedule of Areas

Lot	Number	OSGridReference	Field Number	Hectares	Acres
1	1	NY43476	77414	6.27	15.49
	2	NY43403	77655	2.69	6.65
	3	NY43252	77853	3.69	9.12
	4	NY43358	77896	2.84	7.02
	5	NY43498	77876	2.16	5.34
	6	NY43516	77763	0.30	0.74
	7	NY43643	77833	6.60	16.31
			TOTAL	24.55	60.66
2	8	NY43096	78081	3.66	9.04
	9	NY43244	78162	3.73	9.22
	10	NY43137	78359	4.29	10.60
	11	NY42985	78262	3.07	7.59
			TOTAL	14.75	36.45



Services: Shiellingmoss is serviced by mains water, mains electricity, private drainage and oil fired central heating. The property benefits from a wood burning stove in the lounge and open fire in the dining room, as well as UPVC windows in the large majority of the property and an oil fired Stanley cooker in the kitchen.

EPC: G.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

Council Tax: Shiellingmoss is within Dumfries and Galloway council tax band E.

Solicitors: Shepherd and Wedderburn (Mr H Lean dealing) 12 Rubislaw Terrace, Aberdeen, AB10 1XE Tel: 01224 621166.

Tenure and Possession: The Heritable title is held and the property is offered for sale with vacant possession.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Sporting Rights: Included in the sale insofar as they are owned by the Seller.

Mineral Rights: Excluded from the sale. The mineral rights are reserved by The Boughton Estates Ltd.

Basic Payment Scheme: The BPS Entitlements are included in the sale. Copies of the SAF form for 2021 are available for inspection from the selling agents. For the avoidance of doubt, the 2021 payment will be retained by the seller.

Less Favoured Area Status Scheme (LFASS): The farm sits within the Less Favoured Area.

Other Schemes: The forestry plantation is subject to the Rural Priorities Scheme until 2nd July 2024, additional details of the scheme are available on request.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Viewing: Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.





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