

# Cranberry Farm

Kirkpatrick-Fleming, Lockerbie DG11 3BJ

Edwin  
Thompson



AN EXCELLENT LIVESTOCK FARM COMPRISING OF A WELL-PRESENTED THREE BEDROOM FARMHOUSE,  
RANGE OF MODERN AND TRADITIONAL AGRICULTURAL BUILDINGS WITH AGRICULTURAL LAND  
EXTENDING IN TOTAL TO APPROXIMATELY 91.10 HECTARES (225.11 ACRES)

Guide Price (As a Whole): £2,945,000



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## Kirkpatrick-Fleming, Lockerbie DG11 3BJJ

Lockerbie  
14.9 miles

Gretna  
1.7 miles  
(all distances are approximate)

Kirkpatrick-Fleming  
2.5 miles

Carlisle  
12.3 miles

What3Words:///blues.alternate.clutches

AN EXCELLENT LIVESTOCK FARM COMPRISING OF A WELL-PRESENTED THREE BEDROOM FARMHOUSE, RANGE OF MODERN AND TRADITIONAL AGRICULTURAL BUILDINGS WITH AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 91.10 HECTARES (225.11 ACRES)

### FOR SALE AS A WHOLE OR IN THREE SEPARATE LOTS

Lot 1 – Cranberry Farm: Three Bedroom Farmhouse, Steading and Land Extending to Approximately 49.27 Hectares (122.66 Acres)

**Guide Price: £1,750,000 (One Million, Seven Hundred and Fifty Thousand Pounds)**

Lot 2 – Agricultural Land Extending to Approximately 34.34 Hectares (84.85 Acres)

**Guide Price: £995,000 (Nine Hundred and Ninety-Five Thousand Pounds)**

Lot 3 – Agricultural Land Extending to Approximately 7.12 Hectares (17.59 Acres)

**Guide Price: £200,000 (Two Hundred Thousand Pounds)**

Whole 91.10 Hectares (225.11 Acres)

**Guide Price: £2,945,000 (Two Million, Nine Hundred and Forty-Five Thousand Pounds)**

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.

Solicitors  
John Roddick & Son Solicitors  
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Annan  
Dumfriesshire  
DG12 6AL

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Selling Agents  
Edwin Thompson  
FIFTEEN Rosehill  
Montgomery Way  
Carlisle  
CA1 2RW

T: 01228 548 385

### Location

Cranberry Farm is located in south-west Scotland approximately 12.3 miles from the City of Carlisle and 14.9 miles from the town of Lockerbie in the district of Dumfries and Galloway a prominent agricultural area for dairying and livestock rearing.

Kirkpatrick-Fleming is the nearest village and offers a range of local amenities. Gretna is the nearest town which was purpose built during the First World War. The town is Scotland's most southeasterly settlement, located on the border of Scotland and England.

Located approximately 1.5 miles from the property is the A74(M) providing excellent transport links, connecting England at the M6 to Glasgow at the M8.

### Description

Cranberry Farm is a productive well equipped livestock farm, with an extensive range of agricultural buildings and productive agricultural land extending in total to approximately 91.10 hectares (225.11 acres).

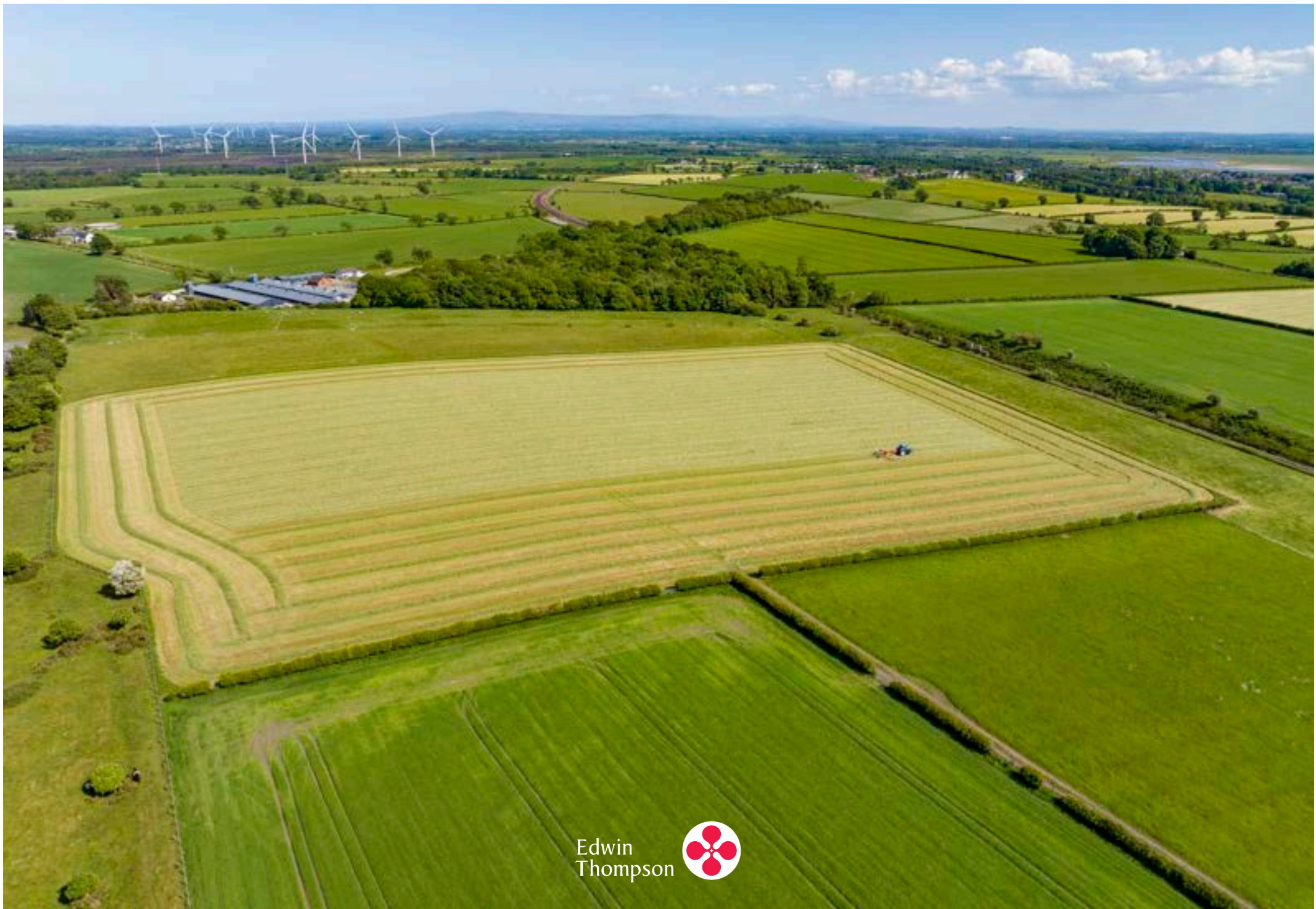
The property lies within two blocks severed by the West Coast Mainline, connecting London to Glasgow. The nearest train station lies at Gretna (2.3 miles).

The sale provides an exciting opportunity to purchase a well renowned farm in an idyllic traditional livestock area with local auction marts of C & D Auction Mart, Longtown (5.5 miles) Borderway Mart H&H, Carlisle (13.4 miles), Harrison & Hetherington, Lockerbie (15.0 miles), C & D Auction Mart, Dumfries (24.0 miles).

### Directions

Take the exit of A74(M) at Gretna Services. At the roundabout, take the 1st exit then turn left onto B7076. Continue for approximately 0.3 miles then take a right turn and the property is located approximately 0.5 miles down the track.





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### Lot 1

Cranberry Farm - Farmhouse, Agricultural Buildings and Agricultural Land Extending to Approximately 49.64 Hectares (122.66 Acres).

### Cranberry Farmhouse

A well-presented, spacious three-bedroom farmhouse extending to 2246.3 sq. ft. (208.7 sq. m). The property is of stone rendered construction under a slate roof. The property benefits from oil fired central heating, double glazing throughout and offers spacious family accommodation.

#### Ground Floor

**Porch:** Door from side elevation, leading to inner hall.

**Inner Hall:** Stairs off to first floor and doors leading to living rooms.

**Living Room 1:** Accessed from hallway, with open fireplace.

**Living Room 2:** Accessed from hallway, with open fireplace.

**Living Room 3:** Accessed from living room 2, with open fireplace.

**Hallway:** Leading from living room 2 to Kitchen and Downstairs Bathroom.

**Downstairs Bathroom:** Bath with shower above, WC and wash hand basin.

**Kitchen:** Electric oven with wall and base units.

**Dining Area:** Open fireplace.

**Utility Room:** Sink unit with plumbing for dishwasher. Store room.

Cloakroom/Store

#### First Floor

**Double Bedroom**

**Double Bedroom**

**Double Bedroom**

**Cupboard:** Access to attic.

#### Outside

The house has ample parking to the rear of the property with a paved area to the front of the property with a small lawned area. Adjoining the house is a large lofted store room, garage/store and log store.



**Ground Floor**

Approx. 150.2 sq. metres (1618.7 sq. feet)

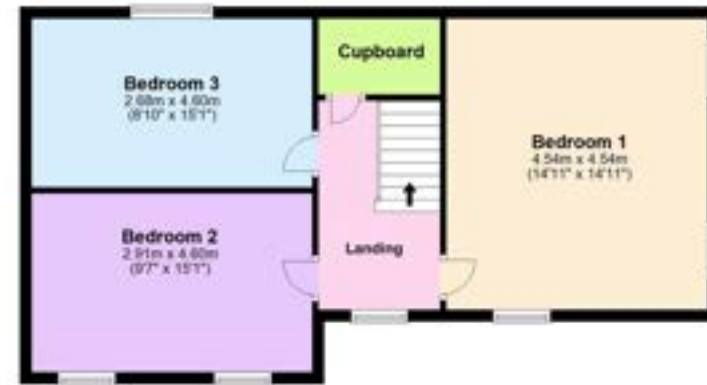


| Very energy efficient - lower running costs |   | Current | Potential |
|---|---|---------|-----------|
| 92 plus                                     | A |         |           |
| 81-91                                       | B |         |           |
| 69-80                                       | C |         | 82        |
| 55-68                                       | D |         |           |
| 39-54                                       | E |         |           |
| 21-38                                       | F |         |           |
| 1-20  | G | 14      |           |

Not energy efficient - higher running costs

**First Floor**

Approx. 58.5 sq. metres (629.6 sq. feet)



Total area: approx. 208.7 sq. metres (2246.3 sq. feet)

### Farm Buildings

All of the buildings are situated within the farm steading to the east and north of the farmhouse. The buildings are purpose built for livestock rearing and are all in a good state of repair. The following descriptions should be read in conjunction with the building plan.

#### 1. Traditional Range:

Stone construction under a slate roof. With coal store/garage (11.57m x 3.71m), storage area (6.00m x 4.11m) and lofted storage space (9.37m x 4.98m).

#### 2. Traditional Range: 45.89m x 5.60m

Lofted traditional range used for storage purposes.

#### 3. Storage Building: 14.77m x 4.78m

Stone built under an asbestos roof.

#### 4. Workshop: 17.72m x 5.33m.

Stone built workshop and storage under a tin roof.

#### 5. Calf Shed: 8.48m x 17.75m

Stone built under an asbestos roof. Front feed barrier.

#### 6. Calf Shed: 5.96m x 17.75m

Stone built under an asbestos roof. Front feed barrier.

#### 7. Lean to: 3.22m x 18.98m.

Tin roof.

#### 8. Calf Shed: 8.21m x 17.75m.

Stone built under an asbestos roof. Front feed barrier.

#### 9. Livestock Shed: 46.90m x 11.38m.

Steel portal framed under a fibre cement roof. Front feed barrier.

#### 10. Livestock Shed: 45.50m x 15.20m.

Steel portal framed under an asbestos roof. Side feed passage.

#### Bunded Fuel Tank

#### 8 Ton Cake Bin

#### 11. Livestock Shed: 9.34m x 18.32m.

Steel portal framed under a fibre cement roof. Central feed barrier.

#### 12. General Purpose/Livestock Shed: 17.68m x 17.88m.

Steel portal framed with an asbestos roof. Part general storage, part livestock housing.

#### 13. Livestock Shed: 12.01m x 31.29m.

Steel portal framed with asbestos roof with side feed passage and loose housing.

#### 14. Livestock Shed: 8.91m x 45.90m.

Steel portal framed with asbestos roof with front feed barrier.

#### 15. Machinery Shed: 7.50m x 25.02m.

Timber framed with tin roof lean to.

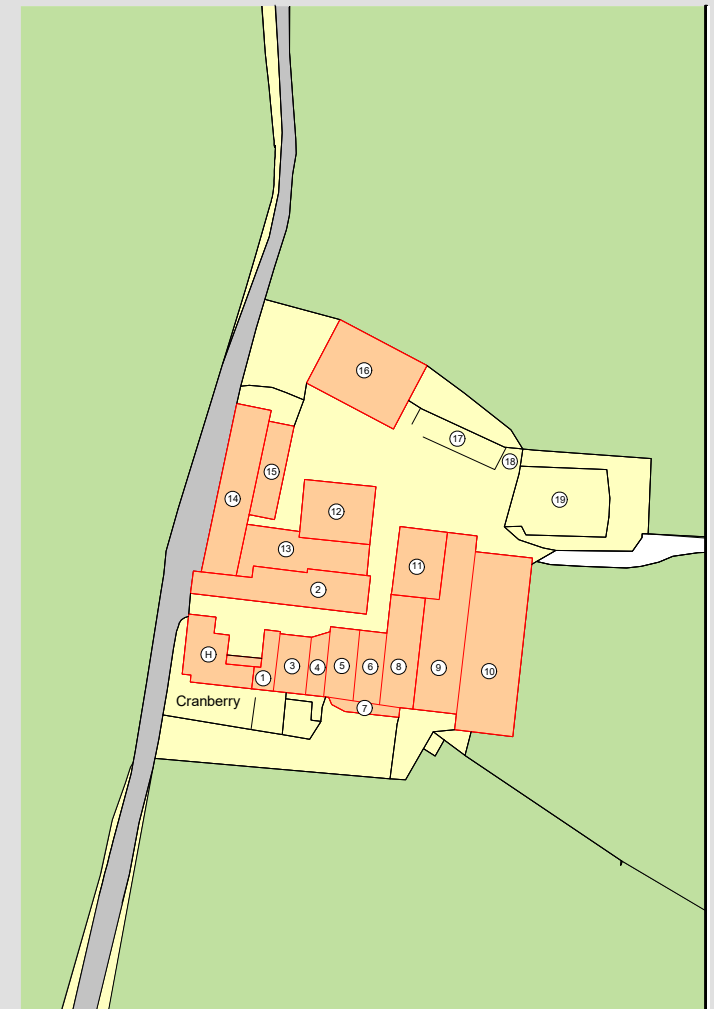
#### 16. Crop Store: 18.84m x 23.50m.

Steel portal framed with a fibre cement roof, earth floor.

#### 17. Crimp Bunker 6.28m x 26.32m

#### 18. Crimp Bunker: 4.35m x 6.14m

#### 19. Outdoor Silage Pit: 16.33m x 39.49m







## The Land

### Lot 1

The land extends to approximately 49.64 Hectares (122.66 Acres) and lies within a ring fence around the steading.

The land is split into several good-sized field parcels and benefit from mains water supplies, with access off a number of tracks.

### Lot 2

The land lies to the south of the West Coast Mainline and extends to approximately 34.34 hectares (84.85 acres) and lies within a ring fence.

The land is split into several good-sized field parcels and benefit from mains water supplies. The land is accessed off a number of hard tracks.

### Lot 3

The land lies to the south of the West Coast Mainline and extends to approximately 7.12 Hectares (17.59 acres).

The land is split into two good-sized field parcels and benefit from a mains water supply and is accessed directly off the farm track.

## Land Classification

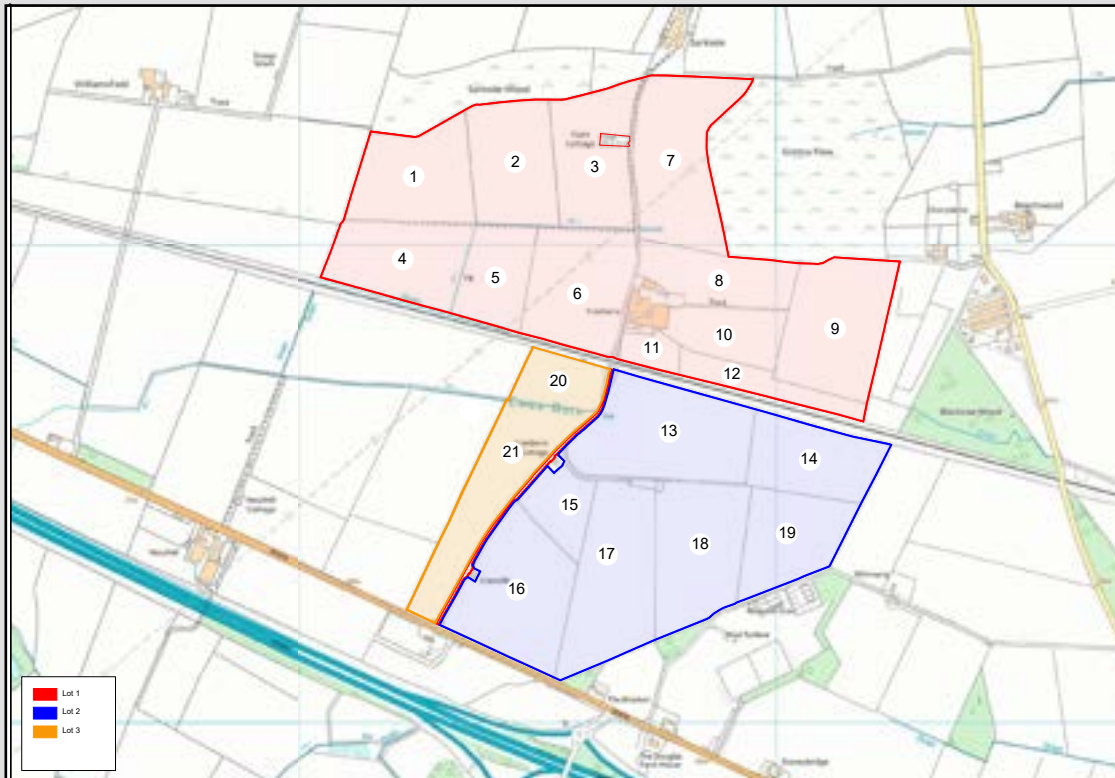
The land is classified as Grade 3:1/Grade 5 under land capability for agriculture.

Grade 3:1 - Capable of growing consistently high yields of a narrow range of crops, particularly grass and cereals. This includes the majority of the land holding.

Grade 5 - Land with cropping limitations, best suited to grassland production. This includes a very small area of the farm holding.

## Boundaries

The boundaries comprise of a mixture of post and wire fences and hedgerows.



| Schedule of Areas    |                            |              |               |              |
|----------------------|----------------------------|--------------|---------------|--------------|
| Lot                  | Identifier                 | Field Number | Acres         | Hectares     |
| 1                    | Steading, Yards and Tracks |              | 6.23          | 2.52         |
|                      | 1                          | NY3023370140 | 11.61         | 4.70         |
|                      | 2                          | NY3044870162 | 11.22         | 4.54         |
|                      | 3                          | NY3061970169 | 11.14         | 4.51         |
|                      | 4                          | NY3020769953 | 11.14         | 4.51         |
|                      | 5                          | NY3041069930 | 7.34          | 2.97         |
|                      | 6                          | NY3058969909 | 12.95         | 5.24         |
|                      | 7                          | NY3078670189 | 15.37         | 6.22         |
|                      | 8                          | NY3086369930 | 8.23          | 3.33         |
|                      | 9                          | NY3112269806 | 14.28         | 5.78         |
|                      | 10                         | NY3088069825 | 6.38          | 2.58         |
|                      | 11                         | NY3072669782 | 2.13          | 0.86         |
|                      | 12                         | NY3097769706 | 4.65          | 1.88         |
| <b>Total</b>         |                            |              | <b>122.66</b> | <b>49.64</b> |
| 2                    | 13                         | NY3076969619 | 17.40         | 7.04         |
|                      | 14                         | NY3103169556 | 9.69          | 3.92         |
|                      | 15                         | NY3054869714 | 4.60          | 1.86         |
|                      | 16                         | NY3046869270 | 15.17         | 6.14         |
|                      | 17                         | NY3066269321 | 15.12         | 6.12         |
|                      | 18                         | NY3084269360 | 13.20         | 5.34         |
|                      | 19                         | NY3103169556 | 9.69          | 3.92         |
| <b>Total</b>         |                            |              | <b>84.85</b>  | <b>34.34</b> |
| 3                    | 20                         | NY3037669453 | 12.87         | 5.21         |
|                      | 21                         | NY3055069450 | 4.72          | 1.91         |
| <b>Total</b>         |                            |              | <b>17.59</b>  | <b>7.12</b>  |
| <b>Total - Whole</b> |                            |              | <b>225.11</b> | <b>91.10</b> |

### HS2 Annandale Depot

An area of land which is included within the sale of Cranberry Farm is proposed to be used by HS2 Ltd as the new Annandale Depot, which comprises of a stabling yard, cleaning and light maintenance facilities for trains. This area was safeguarded on the 7th June 2022 under the Town and Country Planning (Safeguarding of Land at Annandale) (Scotland) Direction 2022. Further details and a copy of the safeguarding order and associated plans can be obtained from the sole selling agent.

### Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The buyer(s) will be held to satisfy himself or herself on all such matters.

### Basic Payment Scheme Entitlements – IACS/SAF

All of the farmland is registered with the Scottish Rural Land Register. The entitlements are excluded from the sale.

### Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Matthew Bell/Megan Proctor.

### Method of Sale

The property is offered for sale by Private Treaty as a whole or in three separate lots. Offers should be submitted to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW, in Scottish legal terms.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude

any of the land shown at any time or to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

### Services

The property is serviced by a mains single phase electric supply and mains water supply. Foul drainage is to a private septic tank. All telephone connections are subject to BT regulations.

Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

The land benefits from a mains water supply. Please note that a sub-meter may be required to be fitted should the property be sold in lots.

### Tenure and Possession

We understand the property is held freehold and offered for sale with vacant possession.

### Fixtures and Fittings

Fitted carpets, where present in the farmhouse, are included within the sale.

### Ingoings

The successful purchaser(s) will be responsible for purchasing the silage and crimp in the pits from the Vendors. This valuation will be carried out by the selling agent and their decision will be final.

The silage bales and straw bales will also be available to purchase.

The silage pit tyres will also be included within the sale, free of charge.

### Sporting and Mineral Rights

Sporting rights are included within the sale so far as the sellers have title to them. The mines and minerals are owned by a third party and are therefore not included within the sale.

### Local Authorities

Dumfries and Galloway Council – 030 33 33 3000

### Energy Performance Certificate

Cranberry Farmhouse EPC is G:14. The EPC documents are available from the selling agents on request.

### Council Tax

Cranberry Farm – Band E (Dumfries & Galloway Council)

### Plans and Schedules

These are based on Ordnance Survey and Scottish Rural Land Register, to be observed for reference only.

### Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.

### Selling Agents

Matthew Bell MRICS FAAV  
Megan Proctor MRICS FAAV

Edwin Thompson  
FIFTEEN Rosehill  
Montgomery Way  
Carlisle  
Cumbria  
CA1 2RW  
01228 548385

# Edwin Thompson



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,  
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The mark of  
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