



# COWDENS

## TO LET AS A WHOLE

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LOCKERBIE, DUMFRIESSHIRE, DG11 1AE

Lockerbie - 4 miles | Dumfries - 17 miles | Carlisle - 16 miles

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An exciting opportunity to rent a well-equipped and versatile mixed livestock farm extending to approximately 146.54 Ha (362.10 acres) of Region 1 land. The farm is let with a newly renovated traditional farmhouse and a range of traditional and modern agricultural buildings.

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Available to let on a five-year Short Limited Duration Tenancy or a ten-year Modern Limited Duration Tenancy commencing 28th November 2026.

Tender forms to be submitted to C&D Rural Ltd no later than 12 noon on Tuesday 16th June 2026.

Viewing strictly by appointment only.

**C&D Rural**

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

01228 792 299 | [office@cdrural.co.uk](mailto:office@cdrural.co.uk)







## KEY FEATURES

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- An exciting opportunity to rent a well-equipped mixed livestock farm on a five-year SLDT, or a ten-year MLDT Tenancy commencing 28th November 2026.
- Land extending to approximately 146.54 Ha (362.10 acres) divided into 25 parcels all within a ring fence.
- Situated in an elevated position with far reaching views across Dumfriesshire and beyond.
- Conveniently located near the M74 for easy access north or southbound.
- Newly renovated steading, with the property well-equipped with an array of buildings.
- A traditional four-bedroom farmhouse which is currently being fully renovated.
- Tender form to be submitted by 12 noon on Tuesday 16th June 2026.



# BACKGROUND

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Set in the beautiful rolling countryside of Southwest Scotland, Castlemilk and Corrie Estates is a historic family-owned and managed estate around the town of Lockerbie in Dumfriesshire. The estate extends to around 28,000 acres with in-hand and tenanted farms, residential properties, commercial premises and around 4,000 acres of forestry as its core activities.

Castlemilk have owned Cowdens for over 200 years, with this being the first farm in over **15 years** the estate have brought to the open lettings market. The estate is seeking to let the farm to a forward-thinking occupier. Applicants with an interest in regenerative farming systems are especially welcomed. The lettings of Cowdens presents a wonderful opportunity for the correct applicant to develop a successful agricultural business.





## SITUATION

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Cowdens lies approximately 4 miles south of Lockerbie, conveniently located near the M74 and accessed just off the service road B7076. If travelling from the north or south, exit the M74 at Junction 19 and take the road signposted Lockerbie (B7076) and after approximately 2 miles access to the property is via a road to the left signposted 'Cowdens', which loops round on itself and goes directly over the motorway.

The town of Lockerbie to the north offers a good range of both local and independent shops and supermarkets. Lockerbie has its own Primary and Secondary School and there are also small local primary schools nearby. The property has great transport links; is easily accessible from the M74 which connects Scotland with the Northwest of England, and train stations both in Lockerbie and Dumfries offering services to Glasgow, Manchester and London.

The property is also easily accessible to a number of livestock auction marts with Lockerbie, Dumfries, Longtown and Carlisle all within 25 miles.

**What3Words** [///workshops.vaulting.tank](https://www.what3words.com/workshops.vaulting.tank)



# DESCRIPTION

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The letting of Cowdens presents a rare and sought-after opportunity for the successful applicant to secure either a five-year SLDT or a ten-year MLDT on a well-established and well-equipped livestock farm.

Cowdens is a productive lowland livestock farm with a steading, four-bedroom farmhouse and approximately 146.54 Ha (362.10 acres) of land. The whole farm has been newly renovated. The land lies within a ringfence and is all down to pasture, with all the land being Region 1 as classified by the SGRPID.

The land is divided into 25 field parcels with good access, water supplies to all fields and is stock proof.

The lease will begin on the 28th November 2026, however with agreement the successful applicant may be able to gain early entry to the land on a grazing license.

The estate are keen to invite tenders from a wide range of backgrounds and are keen to support those progressing through the industry.





## FARMHOUSE

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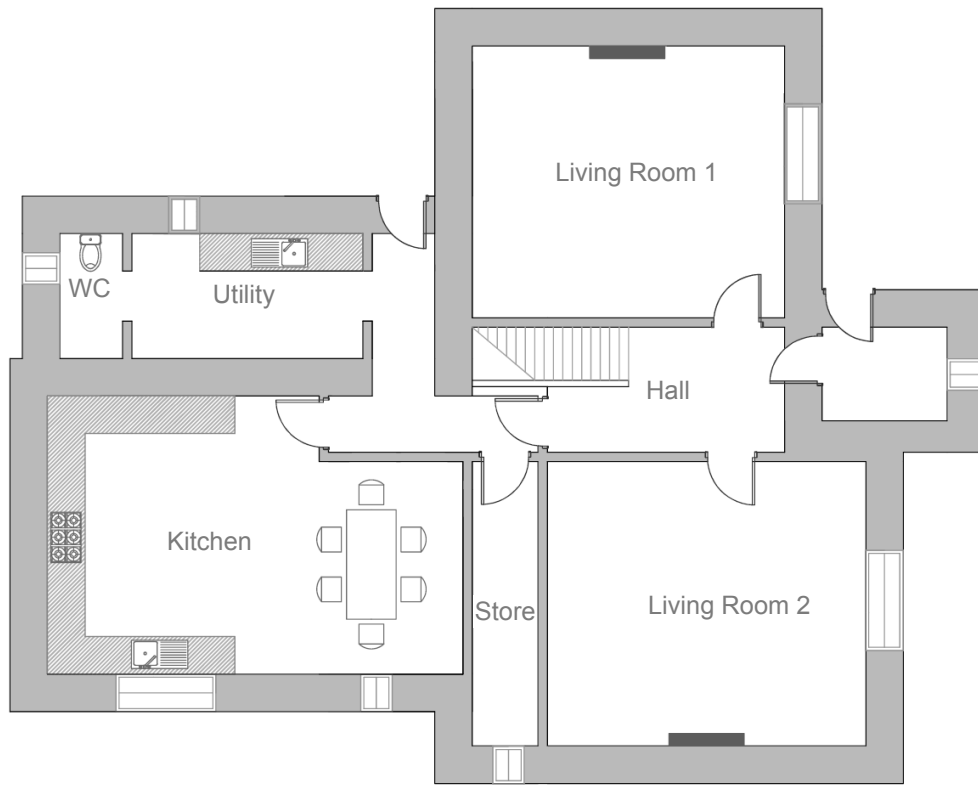
A traditional four-bedroom farmhouse of stone construction under a slate roof, which enjoys exceptional views across the Dumfriesshire countryside. The farmhouse comprises of a newly fitted kitchen and is of sufficient size to comfortably house a dining area, a pantry, a downstairs W.C. and two large south facing reception rooms. On the first floor there are four bedrooms, one with en-suite and a family bathroom.

The property is currently being fully renovated and therefore presents a superb opportunity for the successful applicant to enjoy living in a beautiful family home.

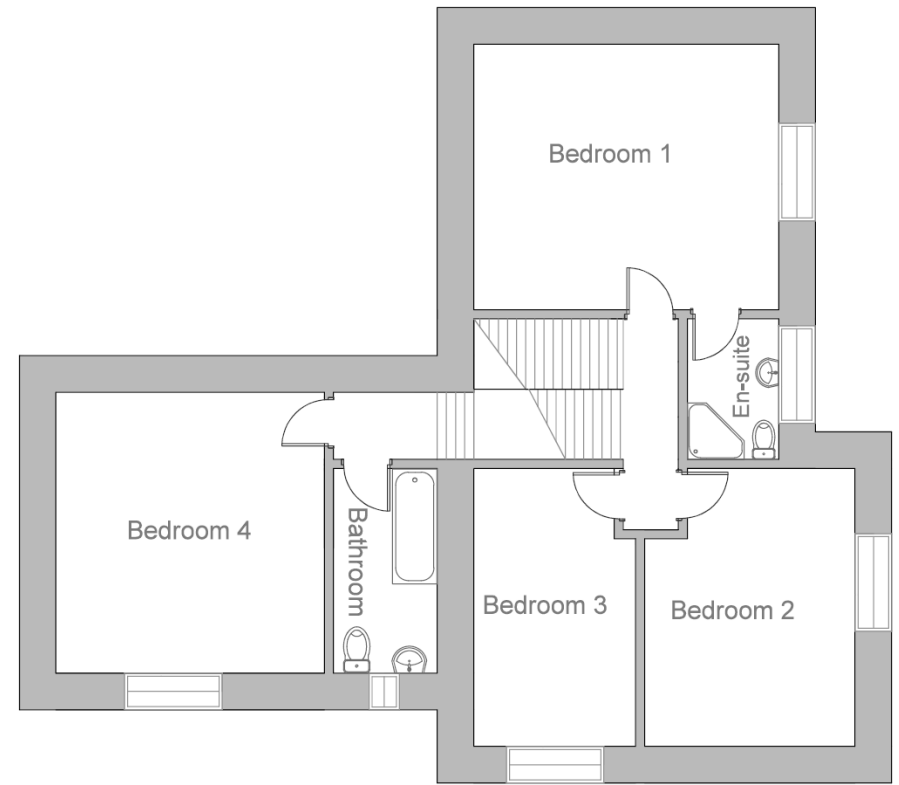
Viewing of the farmhouse will not be available on the viewing day, however photographs of properties finished to a similar standard are available on the Castlemilk website.



# FARMHOUSE PLANS



Ground Floor



First Floor

# STEADING

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The newly renovated steading is typical of a livestock farm, with the property well-equipped with an array of buildings.

The buildings are a mixture of traditional and modern. The traditional steading is positioned in a courtyard formation with a central, concreted area. These buildings are of stone construction with tin roofs and present opportunities for a variety of uses, including storage or loose animal housing.

The modern buildings comprise a large general-purpose building, a large bedded cattle shed and a store. The bedded cattle shed is made up of block wall with YB above, concrete floor and tin roof. The adjoining lean-to is split into two main areas with an indoor trough at one side and outdoor troughs to the other side.

The steading also benefits from a silage pit and two separate middens, one of which has been installed this year. The buildings are NOT on a slurry system.

The agricultural buildings at Cowdens have been upgraded with new Spruce wood cladding. The Spruce for the cladding has been grown and harvested on the estate, cut to size on their bandsaw and treated in their celcure treatment tank.

The cladding was then fitted by SBSS Ltd, a Dumfries-based contractor firm.

Castlemilk is proud to be promoting the use of estate-grown and treated materials on Cowdens and the sustainable practices and commitment to local employment and skills this work represents.



# STEADING



## Steading Key

**1** - Cowdens Farmhouse | **2** - Midden | **3** - General Purpose Building | **4** - Traditional Byre | **5** - Traditional Storage | **6** - Bedded Cattle court | **7** - External feed passage  
**8** - Traditional Storage shed | **9** - Workshop | **10** - Proposed Midden | **11** - Silage pit

# LAND

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The land extends to 146.54 Ha (362.10 acres) in 25 parcels, situated within a ringfence. All field parcels benefit from a trough or natural water supply. The land ranges from grade 3.2 to grade 5.2 on the area of hill, as classified by the Land Capability for Agriculture (Scotland) map.

The land is mainly productive grazing and mowing land which is all currently laid to grass.

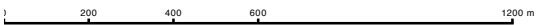
The land has historically been well managed, receiving regular applications of farmyard manure and fertiliser.

The boundaries are formed by stock fences and drystone dykes. Over 10,000 metres of new fencing has been installed throughout the farm as part of the renovations.

The fencing repair and renewal works on Cowdens have been carried out using estate timber cut, peeled and pointed and treated by Castlemilk's forestry squad and installed by Ian Smith Fencing, a local contracting firm.

	LPID	Area (ha)	Area (acres)
1	NY/16001/77049	1.18	2.92
2	NY/16004/76774	1.85	4.57
3	NY/16042/76913	2.86	7.07
4	NY/16050/77094	1.17	2.89
5	NY/16090/76494	6.24	15.42
6	NY/16195/76650	7.44	18.38
7	NY/16225/77226	3.75	9.27
8	NY/16306/76666	0.56	1.38
9	NY/16333/76985	1.71	4.23
10	NY/16426/76747	0.40	0.99
11	NY/16460/76908	2.10	5.19
12	NY/16482/77079	7.89	19.50
13	NY/16582/77337	9.38	23.18
14	NY/16631/76827	4.72	11.66
15	NY/16812/77101	12.43	30.71
16	NY/16928/77356	1.11	2.74
17	NY/17034/77285	4.24	10.48
18	NY/17093/77120	4.82	11.91
19	NY/17250/77321	2.23	5.51
20	NY/17312/77216	3.04	7.51
21	NY/17388/77703	21.24	52.48
22	NY/17416/78557	16.85	41.64
23	NY/17510/77455	4.81	11.89
24	NY/17651/78363	7.53	18.61
25	NY/17759/78050	17.00	42.01
	<b>Total</b>	<b>146.54</b>	<b>362.10</b>

# LAND



 Parcel Boundary

In order to comply with Ordnance Survey license conditions this IACS land parcel map can only be used by you or your agent for official dealings with the Scottish Government. If you wish to use this map for any other purpose you are required to enter separate licensing arrangements with Ordnance Survey.

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## BASIC PAYMENT SCHEME

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The agricultural land has been classified Region 1 by the SGRPID. There are no entitlements included in the let nor does the Landlord have any available for purchase. C&D Rural can, however, assist in sourcing these.

## TREE PLANTING

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As part of the estate's long-term non-commercial planting programme, 100 trees have been planted across Cowdens. Species (oak, Norway maple, cherry and Scots pine) and planting locations have been selected to provide biodiversity and natural shelter benefits for livestock for years to come.



## DRYSTONE DYKING

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The drystone walls across Cowdens have been repaired and restored by the Castlemilk's in-hand team. Joining the estate in 2024, the team is made up of one highly experienced dry-stone waller and one trainee who has learnt the trade from scratch. The estate is committed to supporting historic, local skills such as drystone walling and preserving the physical history of our landscape.



# GENERAL REMARKS AND STIPULATIONS

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## TENURE

- The farm will be available on either a five-year Short Limited Duration Tenancy or a ten-year Modern Limited Duration Tenancy commencing on the 28th November 2026.
- Copies of the Heads of Terms of the SLDT / MLDT will be made available to genuinely interested parties on request.
- The tenant will take on the farm in the condition found on entry and will put and keep the farm in tenable order and condition in accordance with the tenancy agreement at the end of the tenancy. All tenders should be based on this understanding and calculated accordingly.
- The tenant will be responsible for contributing £500+VAT towards the preparation on the tenancy agreement.
- The rent will be payable on a quarterly basis in advance by standing order, with the first instalment due prior to occupation.

## PRINCIPAL TERMS OF THE SHORT / MODERN LIMITED DURATION TENANCY

- The farm will be let for agricultural use only.
- The Tenant will not be allowed to sub-let, part with possession or take in stock in relation to any part of the holding.
- The tenancy will include a break clause which can be triggered by either party on the 5th anniversary if let on an MLDT.
- There will be a provision for the Landlord to regain possession of part of the holding for non-agricultural development, subject to giving the correct notice to the tenant.
- The Tenancy will include provisions for three yearly rent reviews, subject to open market values.
- The repairing obligations will be the responsibility of the Tenant.
- Tenant's Improvements will not be permitted except with the Landlord's prior written consent. Provisions for Tenant's Improvements will be covered in the tenancy agreement. No improvements will be compensable at the end of the tenancy unless they have had the Landlord's written approval, the relevant planning consent obtained and it is compliant with building regulations.
- A Record of Condition will be prepared by C&D Rural at the commencement of tenancy with the associated cost to be shared between Landlord and Tenant.
- A soil sample of the land will be completed prior to entry by the Landlord, the Tenant will be responsible for producing the same at the end of the tenancy.
- The Tenant will be responsible for any land business transaction tax payable in relation to the letting.
- Mineral and Sporting Rights are to be reserved by the Landlord.



# GENERAL REMARKS AND STIPULATIONS

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## CONDITIONS OF TENDER

- The Landlord does not bind themselves to accept the highest or indeed any tender.
- The decision of the Landlord will be final and binding.
- All tenders must be submitted using the tender form.
- The Tender must be completed in its entirety and submitted on the form supplied otherwise it will not be considered.
- Tender forms must be returned by email to [landagency@cdrural.co.uk](mailto:landagency@cdrural.co.uk) with the subject 'Tender for Cowdens' no later than 12noon on Tuesday 16th June 2026 or should be posted to C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, Cumbria, CA6 5LY in a sealed envelope marked 'Tender for Cowdens' and marked for the attention of Kim Livesey.
- A shortlist of applicants will be asked to complete a credit check and provide further supporting information by Wednesday 8th July 2026 to include a full business plan, including cash flows for the first three years showing estimated costs, interest payments and returns, a statement of capital requirements for live and dead stock, working capital and improvements and a normalised profit and loss account in support of their application confirming their proposed use of the farm.
- A shortlist of applicants will be invited to attend an interview with the estate w/c 20th July 2026.
- The agents will notify unsuccessful tenderers as soon as practically possible.



## VIEWING DAYS

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**Viewings are strictly by appointment only, on the following days;**

Tuesday 26th May, 10am – 4pm

Thursday 28th May, 10am – 4pm

Wednesday 3rd June, 10am – 4pm

An agent will be available to assist with any queries on the viewing day.

During the viewing days prospective Tenants are asked to be vigilant and to take care when viewing.

Access to the land will only be allowed on the viewing days in an organised manner.

Please ring the office on 01228 792299 to arrange an appointment to view.

## TENDER PACKS

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Tender packs are available on request from C&D Rural by e-mail to:

landagency@cdrural.co.uk  
or by phone 01228 792299.

A fee of £10+vat is payable for a hardcopy pack and a payment link will be sent on request.

## IMPORTANT NOTICE

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The particulars of the Holding, plans and schedules are presumed to be correct but are subject to alterations and amendments if any error or omission is covered therein.

All descriptions, dimensions and area references are given as a guide only and without responsibility. Plans are not to scale, are for guidance only and do not form part of the contract. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

# C&D Rural

Lakeside, Townfoot, Longtown, CA6 5LY | 01228 792 299 | [landagency@cdrural.co.uk](mailto:landagency@cdrural.co.uk)

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The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer of contract.

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