

LOCHANHEAD SMALLHOLDING

Dunscore, Dumfries, DG2 0TE

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:25000. Paper Size – A4

NOT TO SCALE
Plan for indicative purposes only

LOCHANHEAD SMALLHOLDING

Dunscore, Dumfries, DG2 0TE

Thornhill 10 miles, Dumfries 10 miles, Carlisle 43 miles, Glasgow 71 miles

A DESIRABLE SMALLHOLDING LOCATED A SHORT DISTANCE FROM THE PRETTY VILLAGE OF DUNSCORE

- TRADITIONAL THREE-BEDROOM FARMHOUSE REQUIRING FULL REFURBISHMENT
- GRAZING LAND
- RANGE OF TRADITIONAL BUILDINGS WITH DEVELOPMENT POTENTIAL
- BLANK CANVAS WITH EXCELLENT POTENTIAL
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

IN ALL ABOUT 16.31 ACRES (6.60 HECTARES)

FOR SALE PRIVATELY AS A WHOLE

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VENDORS SOLICITORS

Brodies LLP Solicitors
110 Queen Street
Glasgow
G1 3BX

OnTheMarket.com

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
Lochanhead Smallholding is situated less than a mile from the village of Dunscore, extending to approximately 16.31 acres (6.60 hectares) in total. The acreage includes the areas occupied by the access tracks, yard and steading. The land has been lightly grazed over the past year, with the existing fencing requiring some maintenance or renewal.

The house offers accommodation comprising two reception rooms, a kitchen, two studies, a shower room and two bedrooms located on the first floor. The property requires a full refurbishment, presenting an excellent opportunity for a purchaser to modernise and personalise the accommodation to their own taste and requirements.

The nearby village of Dunscore offers a welcoming and thriving community, with a modern primary school, a recently constructed Health Centre and a community-run public house. Secondary education is available at the highly regarded Wallace Hall Academy in Thornhill, which is just over six miles from the property, which also provides primary schooling.

Further local services can be found in the town of Thornhill which offers an attractive and comprehensive range of shops, including two small supermarkets, a chemist, several niche clothes shops, a butcher, a baker, two hairdressers, an authentic Scottish/Italian café/fish & chip shop founded in 1929, high quality gift and fancy goods shops (one of which stages frequent art exhibitions), coffee shops and café/restaurants, a beautician, a chocolatier, as well as various hotels, pubs, Library, a garage, dentist, podiatrist, community hospital, and health centre.

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 and for the golfer there is an abundance of good local courses.



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 Lochanhead Smallholding are sought **in excess of £330,000**

VIEWING
By appointment with the 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

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PARTICULARS OF SALE

Lochanhead Smallholding is of traditional construction set over two floors under a slated roof and would benefit from a full refurbishment throughout, the accommodation briefly comprises-

GROUND FLOOR

- **Side Porch**
  A useful space for boots and jackets.

- **Kitchen**
  Fitted with a range of floor units, including a induction hob, electric cooker and a breakfast bar. There are two large windows overlooking the rear and side of the property.

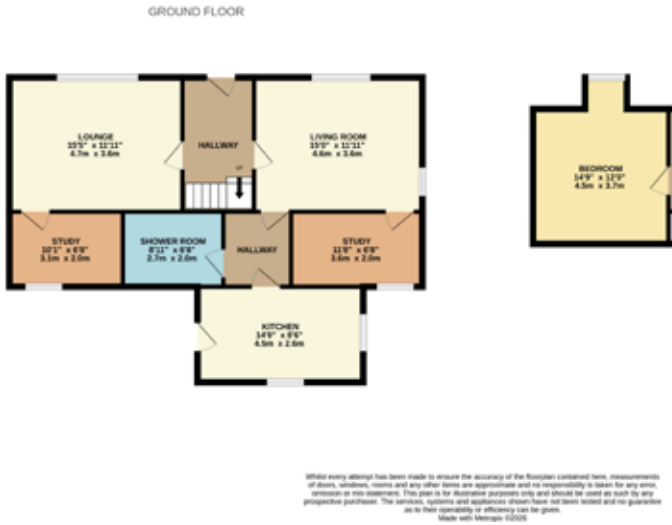
- **Hallway**
  Access to the shower room and the rest of the house.











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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.
Made with Metropix ©2025

- **Shower Room**
  Wet room with a shower, WC and a washing hand basin.

- **Living Room**
  With windows to the front and side of the house and a fireplace.

- **Office**
  Off the living room with a window to the rear and a built-in cupboard.

- **Central Hallway**
  Access to the first floor and also the front door which is UPVC.

- **Bedroom 1**
  Currently used as a downstairs bedroom but equally suited as a dining room, with large window to the front.

- **Office**
  Off bedroom 1 with a window to the rear.

FIRST FLOOR

- **Upper Landing**
  With a Velux window and access to eves storage.

- **Bedroom 2**
  With a window to the front and a fireplace.

- **Bedroom 3**
  With window to the front and a built-in cupboard.

SERVICES

Water	Drainage	Electricity	Council Tax	EPC
Mains	Private	Mains	D	G (01)

FARM STEADING
The steading comprises of a range of traditional stone and brick-built buildings with slate roofs formerly the dairy, now utilised for general storage.

The traditional farm buildings have been reasonably well-maintained and provide useful dry storage. These buildings could be utilised for a number of uses or indeed they could have some development potential for change of use. We are informed that they have benefited in the past from planning permission but any interested party wishing to pursue this would need to make their own enquiries with Dumfries & Galloway Council



THE AGRICULTURAL LAND
The land extends in total to about 16.31 acres to include the areas occupied by the farmhouse, steading and access roads etc.

The agricultural land lies within a ring fence and is all down to grass for grazing or rough grazing. The land has not been actively farmed last year and is somewhat overgrown.

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 **Brodies LLP Solicitors** for a copy of the relevant title deeds.

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

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
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.



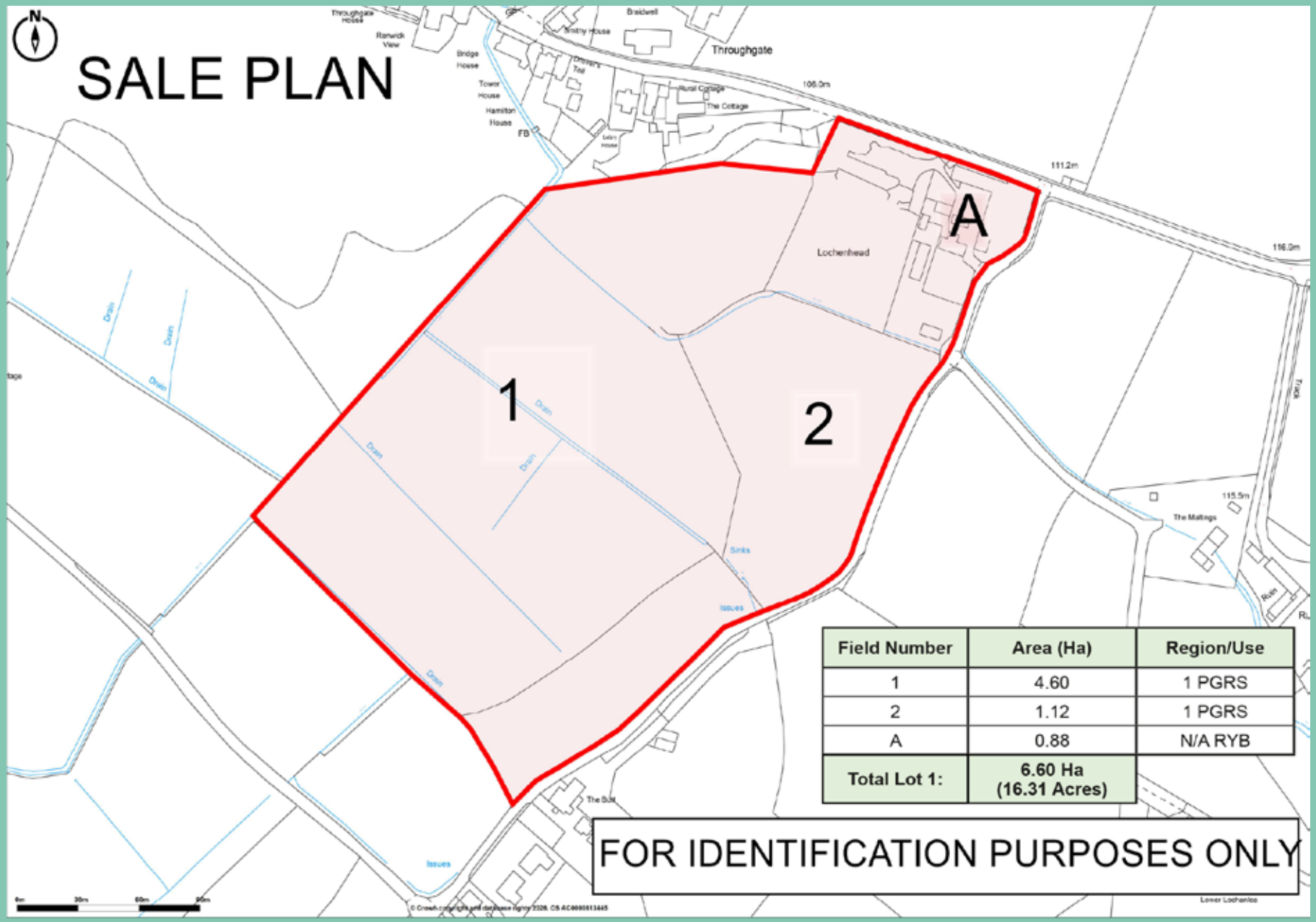
IMPORTANT NOTICE

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 November 2026

SALE PLAN



Field Number	Area (Ha)	Region/Use
1	4.60	1 PGRS
2	1.12	1 PGRS
A	0.88	N/A RYB
Total Lot 1:	**6.60 Ha (16.31 Acres)**	

FOR IDENTIFICATION PURPOSES ONLY

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