



LOW ARVIE FARM

Corsock, Castle Douglas, DG7 3ED



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



LOW ARVIE FARM

Corsock, Castle Douglas, DG7 3ED

Castle Douglas 11 miles, Dumfries 16 miles, Carlisle 50 miles, Edinburgh 94 miles, Glasgow 89 miles

A HIGHLY DESIRABLE STOCK REARING FARM INCORPORATING A TRADITIONAL FARMHOUSE LOCATED ON THE PERIPHERY OF THE VILLAGE OF CORSOCK

- SPACIOUS, WELL-PRESENTED FOUR BEDROOM FARMHOUSE
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- RANGE OF MODERN FARM BUILDINGS
- TWO STABLE BLOCKS AND TURNOUT AREA
- HOME TO PEDIGREE WHITEBRED SHORTHORN CATTLE
- RING FENCED FARM
- BASIC PAYMENT (REGION 1 - 10.29 UNITS & REGION 2 - 49.11)

IN ALL ABOUT 117.13 ACRES (47.40 HECTARES)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Ian Hunter
Jas Campbell & Co
57 Dockhead St
Saltcoats
KA21 5EH
Tel: 01294 464301



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

Low Arvie Farm is situated on the periphery of the village of Corsock within the Stewartry area of Dumfries & Galloway. The property benefits from a spacious, well-presented traditional farmhouse, mainly modern farm buildings, stables, a wildlife pond and about 115 acres of agricultural land.

The farmhouse at Low Arvie has been greatly improved within the current ownership, offering bright and spacious accommodation incorporating three bedrooms (one ensuite) large open plan kitchen / diner, lounge, conservatory, snug, office and a utility area. Beautifully landscaped garden grounds are set to the front of the farmhouse. A more detailed description of the accommodation, along with a floor plan can be found within these particulars of sale.

The steading at Low Arvie is mainly of modern construction and is utilised for the housing of pedigree Whitebred Shorthorns, machinery and feed storage. In addition, there are two stable blocks amounting to five good sized stables along with a turnout area. Again, further details can be found later within these sales particulars.

The land at Low Arvie has also been greatly improved with areas of new drainage, removal of whins etc. The land lies within a ring and extends in total to about 117.13 acres to include the areas occupied by yards, buildings, woodland, etc.

Corsock is known for its scenic trails, tranquil lochs, and cultural sites where diverse landscapes, from peaceful waters and forests to historical points of interest can be explored. Although Corsock has no village shop, a smaller range of services can be found some 6 miles distant at the village of Crocketford, such as a restaurant / hotel, a village shop & a craft outlet. A wider range of services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas offers all essential services with a range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops to include butchers, bakers, greengrocers, delicatessen, craft beer outlets and craft shops showcasing local artists and makers. Primary & Secondary education is available within the town.

Low Arvie boasts excellent communications and commuting links with the A75 only 6 miles distant. Glasgow and Edinburgh are a little over an hour's drive north and 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 station at 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 PRICE

Offers for Low Arvie are sought **in excess of: £800,000**

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

LOW ARVIE FARMHOUSE

This traditional farmhouse occupies a rural site benefiting from picturesque open views over the surrounding countryside. The dwelling has been greatly improved within the current ownership and offers family accommodation over two floors, briefly comprising:

GROUND FLOOR

- **Rear Entrance Hallway**

A bright hallway with windows set to the rear overlooking the courtyard. To the right there is a room which houses the hot water tank and all the ancillaries for the solar panels and ground source heating. To the left gives access to the living accommodation.

- **Utility Room**

Plumbed for white goods, window to the rear and WC off.

Kitchen / Dining

A spacious farmhouse **kitchen** with a generous range of floor incorporating a moveable kitchen island, large AGA range, built in electric oven and hob, integrated dishwasher and fridge freezer and a built-in larder cupboard. The double aspect windows enhance the natural light within and provide wonderful views. A staircase leads to the master bedroom suite. Following into the **dining room** there is ample room to accommodate a family

dining table with two sets of patio doors opening to a paved patio and the landscaped garden grounds.



- **Master Bedroom Suite (Ensuite)**

Another lovely bright living space with double aspect windows and two Velux windows providing open views across the surrounding countryside. There are built-in storage cupboards and an ensuite. The **ensuite** has a bath, WC, WHB and a built-in storage cupboard.

- **Sitting Room**

There is a woodburning stove setting the scene for those cosy winter nights and patio doors open up to the garden grounds.

- **Central Hallway**

Providing access to the conservatory, snug and two first floor bedrooms.

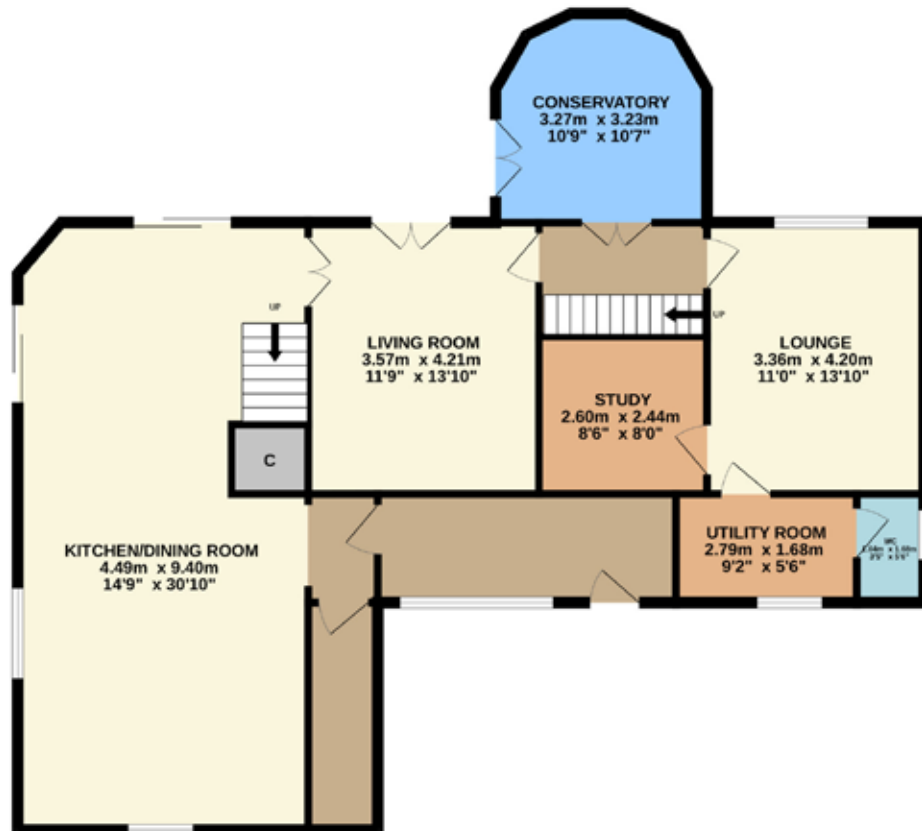
- **Conservatory**

Glazed to three sides with wonderful views over the mature garden grounds and the surrounding countryside.

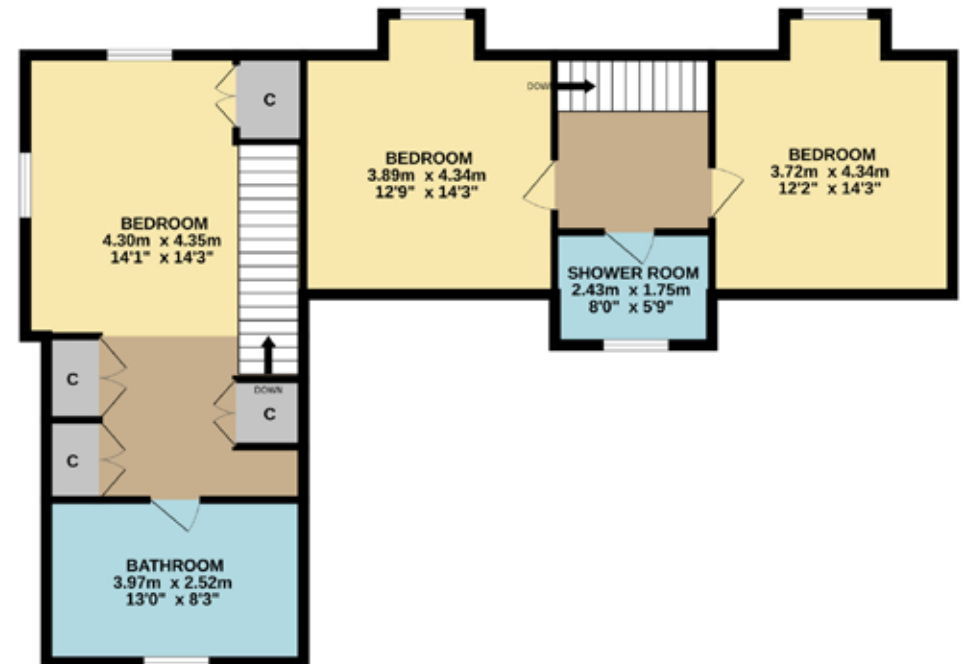


Floor Plan

GROUND FLOOR



1ST FLOOR



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 ©2026

- **Snug / Bedroom 1**
With a wood burning stove set in an inglenook type fireplace and a window is set to the front.
- **Office**
With a window to the rear.

FIRST FLOOR (From the central hallway staircase)

- **Bedroom 2**
With a window to the front.
- **Bedroom 3**
With a window to the front and built-in storage cupboards.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains & Private	Septic Tank	Mains	Air Sourced / Wood burning stove	D	C (73)



In addition, there are a bank of 8 solar panels which benefit from an RHI feed-in tariff. The AGA is oil fired and provides hot water to the master suite. **Fibre broadband** is laid to the farm.

OUTSIDE

The property is approached by its own private driveway leading to the farmyard where there is ample parking for several vehicles. There are beautifully landscaped garden grounds to the front which are made up of lawns, mature shrubs, specimen trees and flowering borders, including a wildlife pond.

THE FARM STEADING

The farm steading is a mixture of modern and traditional buildings and have been recently updated with the addition of a new cattle shed. The steading has been configured to house the beef herd and is capable of overwintering the entire herd and the storage of forage and machinery. **A further feature of the farm are the equestrian facilities**, with a total of five good sized stables and a turnout area. The steading and stables all benefit from electricity and water laid in.

THE LAND

Low Arvie extends in total to about 117.13 acres (47.40 Ha), including the areas occupied by the house, steading, yards, woodland, etc.

The holding features 16 specific field enclosures which are currently all down to grass for grazing and conservation (silage). The land ranges from permanent pasture through to moorland grazing and is classified as predominantly yield classes 4 & 5 of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute. The land is well fenced and watered and has been limed, etc. under the current ownership.



BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The agricultural land has been allocated payment regions 1 & 2 and is classified as LFASS. We are advised that the vendors are active farmers (as currently defined under EU Regulation 1307/2013 and the Scottish Statutory Instrument 2014/58). We are further informed that the sellers completed an IACS/SAF submission 2026 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).





Low Arvie benefits from 10.29 units of region 1 entitlements with an indicative value of 160.66 Euros per entitlement and 49.11 units of region 2 with an indicative value of 34.35 Euros. The sellers will use their best endeavours to complete the necessary documentation to transfer any and all established Basic Payment Entitlements.

For the avoidance of doubt any such payments already applied for prior to the completion date, will be retained by the sellers, i.e. the 2026 Basic Payment, 2026 greening payment & LFASS.

The purchaser upon occupation of the subjects of sale will be required and be responsible to comply with the statutory management requirements and good agricultural and environmental conditions, as laid down within the cross compliance documentation 2026, this obligation expires on 31st December 2026.

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, **Ian Hunter at Jas Campbell & Co**, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

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

INGOING

There are no ingoing claims affecting the property.

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.



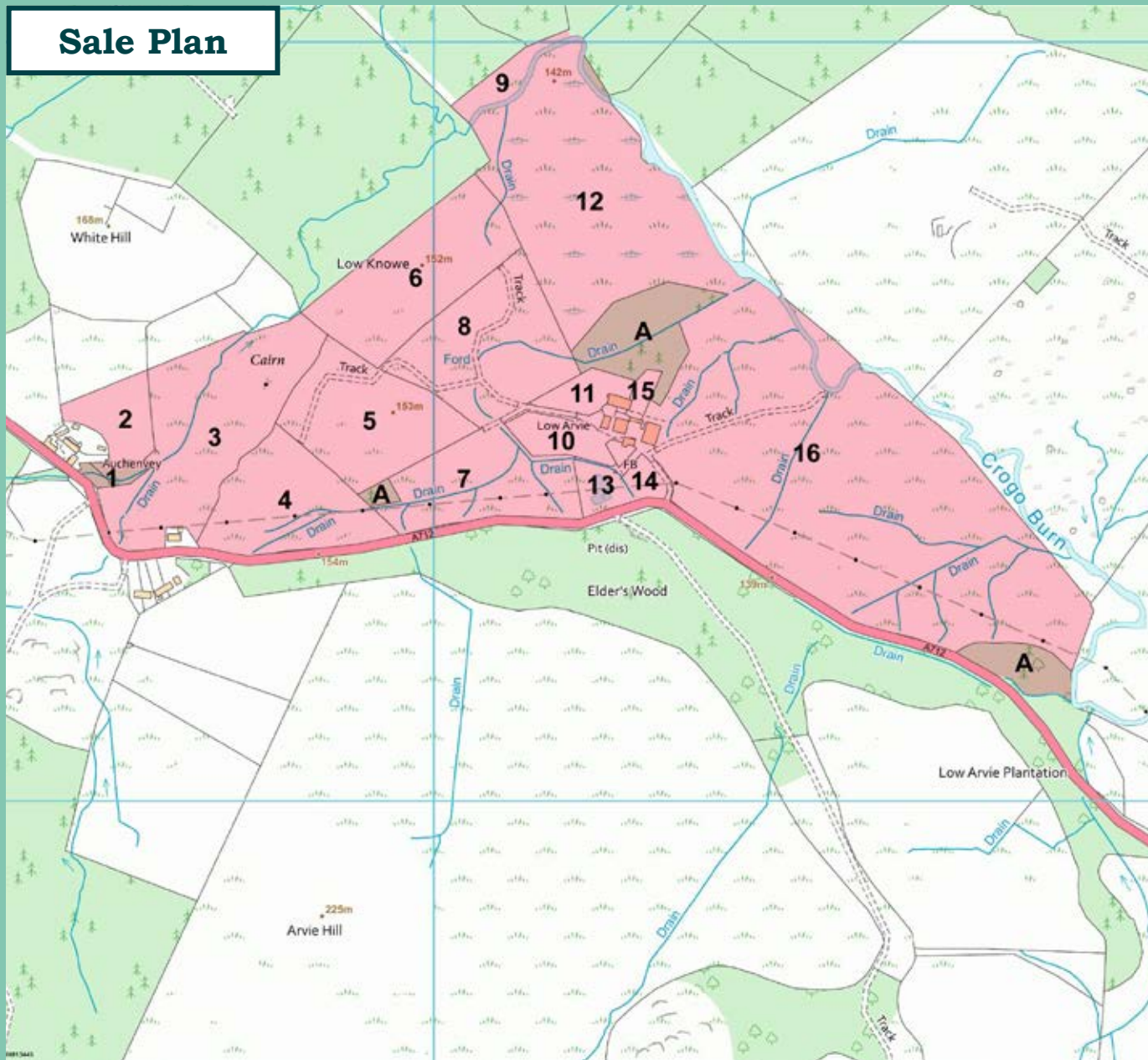
IMPORTANT NOTICE

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 March 2026

Sale Plan



Field Number	Area (Ha)	Comments/BPS
1	0.25	REGION 2
2	0.90	REGION 1
3	4.44	REGION 2
4	2.52	REGION 1
5	2.89	REGION 1
6	3.27	REGION 1
7	2.41	REGION 1
8	3.17	REGION 2
9	0.52	REGION 2
10	0.82	REGION 1&2
11	0.45	REGION 1
12	6.91	REGION 2
13	0.40	REGION 2
14	0.25	REGION 1&2
15	0.15	REGION 1
16	15.49	REGION 2
A	2.56	ROAD, YARDS,BUILDINGS & UNMAPPED LAND
Total:	47.40 Ha (117.13 Acres)	

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 **47.70 Ha (117.13 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.

BPS Entitlement

Region 1 – 10.29 units

Region 2 – 49.11 units