



GREENHEAD

Sanquhar, Dumfries, DG4 6HN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



GREENHEAD

Sanquhar, Dumfries, DG4 6HN

Dumfries 27 miles, Ayr 32 miles, Glasgow 51 miles, Carlisle 63 miles

A SPACIOUS SIX BEDROOM FAMILY HOME BENEFITTING FROM GRAZING PADDOCKS AND A RANGE OF FARM BUILDINGS WITH CURRENT PLANNING PERMISSION FOR CHANGE OF USE

- SPACIOUS SIX BEDROOM FARMHOUSE
- HUGE POTENTIAL FOR SMALL SCALE AGRICULTURAL OF EQUESTRIAN USES
- PLANNING PERMISSION FOR CHANGE OF USE OF AGRICULTURAL BUILDING AND LAND TO FORM FARM SHOP (PLANNING REF: 19/0477/FUL)
- GRAZING PADDOCKS OF ABOUT 7.21 ACRES (2.918 HA)
- RURAL BUT ACCESSIBLE LOCATION CLOSE TO MAJOR ROAD NETWORKS
- ADDITIONAL LAND AVAILABLE (PLAN ON WEBSITE)

IN ALL ABOUT 9.602 ACRES (3.866 HA)

ADDITIONAL LAND AVAILABLE

FOR SALE PRIVATELY

VENDORS SOLICITORS

Dales Solicitors
18 Wallace St
Galston, KA4 8HP
Tel: 01563 820216



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

Greenhead is situated just on the periphery of the historical village of Sanquhar within Dumfries & Galloway. The property benefits from a spacious detached farmhouse occupying an elevated site with open views across the surrounding countryside.

Greenhead offers all the comforts for modern-day family living benefitting from its own private garden grounds, grazing paddocks and agricultural buildings, one benefitting from planning permission for alterations to include the erection of an extension and change of use of to form a farm shop/café. Any interested party wishing to view the planning application, please visit Dumfries & Galloway Council's planning portal using the reference: 19/0477/FUL.

In addition, the property comes with about 7.21 acres of grazing land which offers the opportunity for equestrian or small-scale agriculture purposes or indeed has huge potential for some self-sufficient living.

The nearest local services can be found within the village of Sanquhar, a small market town in the Nith Valley. Sanquhar's high street houses several shops and there are places to eat too, there is also a primary school with a learning centre and secondary schooling is also available. Sanquhar also benefits from a leisure centre & swimming pool. Sanquhar's main attraction is the Tolbooth Museum, a handsome Georgian town house in which the history of the village is revealed, from the mining history as well as the local weaving and hand-knitting industries. Also of interest is the town's post office which has been operating continuously since 1712, with a sign above the door proclaiming this the oldest post office in the world. A more extensive range of professional and retail services can be found either in Thornhill, Dumfries or Ayr.

Nearby, the Crawick Multiverse is a land art project, funded by the Duke of Buccleuch. The piece was designed by world famous landscape artist Charles Jenks, whose work can also be found in the grounds of the Scottish National Museum of Modern Art and Jupiter Artland in Edinburgh. The Sanquhar Riding of the Marches is a much-anticipated event celebrated annually to commemorate the town's history and features equine parades, decorated floats and free entertainment.

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 exists 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 with the region boasting no fewer than twenty-nine 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 .

GUIDE PRICE

Offers are sought in excess of: **£570,000 (Additional Land £75,000)**

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

GREENHEAD FARMHOUSE

Greenhead Farmhouse is of traditional construction occupying an elevated site with views over the surrounding countryside. The property offers spacious family accommodation over two floors, briefly comprising:

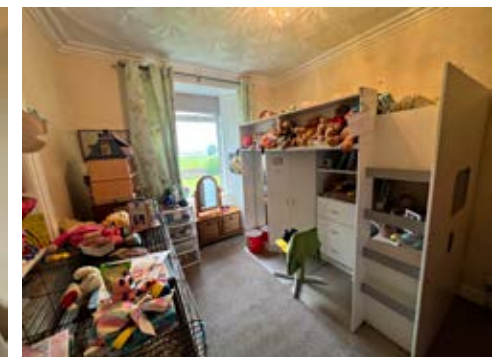
GROUND FLOOR

- **Utility Room**
With a range of built-in storage cupboards, plumbed for white goods, velux type window.
- **Kitchen**
With a range of floor and wall units, five ring Cookmaster range, window to the rear.



- **Central Hallway**
With stairs off to the first floor & a range of built-in storage cupboards.

- **Office**
With velux type window to the rear.
- **Double Bedroom 1**
With double aspect windows.
- **Shower Room**
With a corner shower cubicle, WC & WHB.
- **Family Bathroom**
With a large bath, WC, WHB, window to the side.
- **Single Bedroom 2**
With a window to the side.
- **Double Bedroom 3**
With built-in wardrobes and a window to the front.



- **Lounge**
With double aspect windows, multi-fuel stove set in a feature fireplace.



FIRST FLOOR

- **Double Bedroom 4**
With a window to the front.
- **Double Bedroom 5**
With velux type windows to two sides.
- **Cloakroom**
With a WC, WHB and velux type window.
- **Double Bedroom 6**
With windows to the rear.

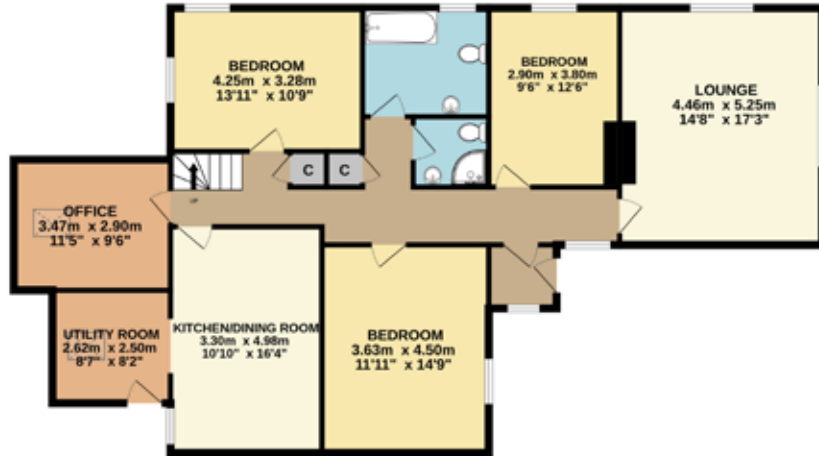
A floor plan is contained within these particulars to show the full extent of the property.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Air sourced heat pump (RHI until 2027) / multifuel stoves, solar panels	D	C75

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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THE GRAZING PADDOCKS

The grazing paddocks at Greenhead extend in total to about 7.21 acres (2.918 Ha), contained within two clearly defined field enclosures. These paddocks are ideal for equestrian, smallscale agriculture or horticultural uses. The property has a main location code of: 75/329/0076, however, for the avoidance of doubt no Basic Payment Entitlements are available for sale with the property.



THE AGRICULTURAL BUILDINGS

There are a range of good agricultural buildings which in the past have been utilised for the housing of livestock and storage. The modern buildings, at one time, housed a dairy unit and benefit from mains water and power throughout. These buildings could be utilised for many different uses and as mentioned earlier, one of the more traditional buildings benefits from planning permission for change of use to form a farm shop/café. Any interested party wishing to view the planning application, please visit Dumfries & Galloway Council's planning portal using the reference: 19/0477/FUL.





APPORTIONMENT

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

WARRANTY CLAUSE

Whilst the 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.

HOME REPORT

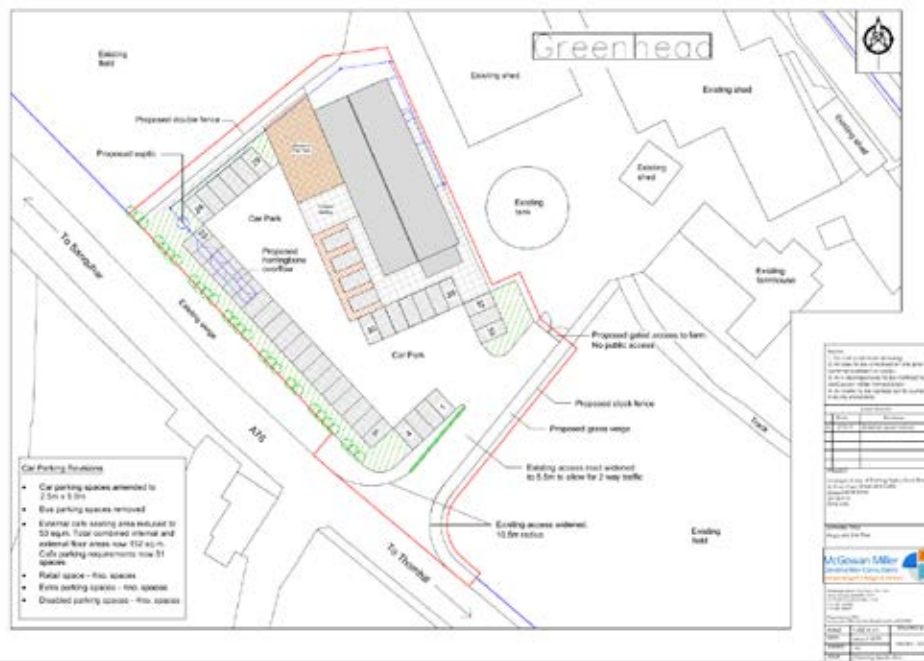
It should be noted that the property benefits from an agricultural holding number therefore there is no requirement for the sellers to provide a Home Report as it is classed as mixed use.

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.



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, **Dales Solicitors**, for a definitive list of burdens subject to which the property is sold.



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 August 2023



