



# LITTLE COCKLICK

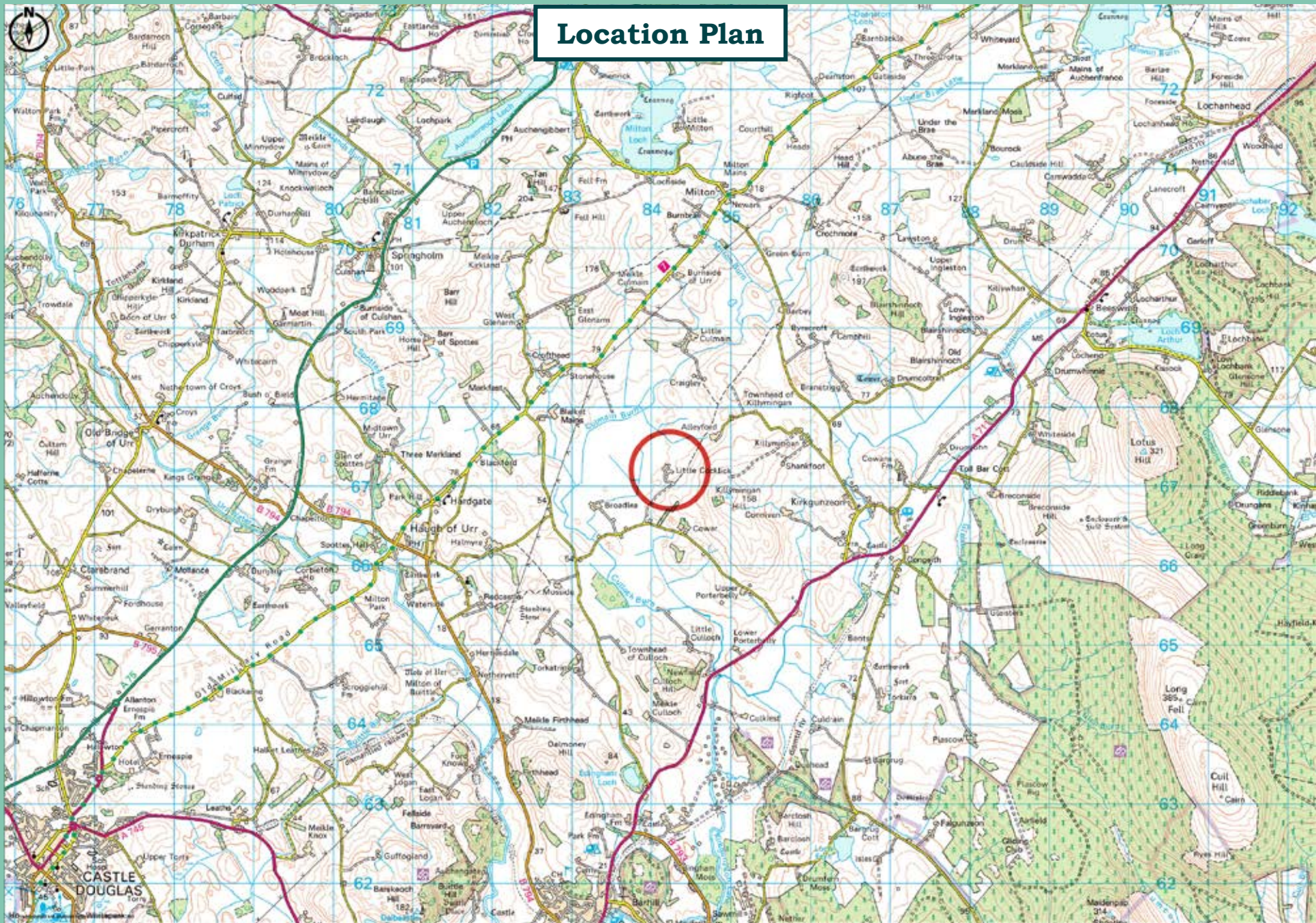
Dalbeattie, DG5 4NH



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# LITTLE COCKLICK

**Dalbeattie, DG5 4NH**

**Dalbeattie 3 miles, Castle Douglas 6 Miles, Dumfries 12 Miles, Carlisle 47 Miles, Glasgow 89 Miles**

## A PRODUCTIVE STOCK REARING AND FINISHING FARM LOCATED IN A STUNNING RURAL LOCATION WITHIN DUMFRIES & GALLOWAY

- TRADITIONAL FOUR BEDROOM FARMHOUSE (REQUIRES REFURBISHMENT)
- REDUNDANT FARM COTTAGE ATTACHED TO THE FARMHOUSE
- RANGE OF MAINLY TRADITIONAL FARM BUILDINGS
- PRODUCTIVE MOWING AND GRAZING LAND
- RURAL LOCATION YET WITHIN CLOSE PROXIMITY TO COMMUTING NETWORKS

**IN ALL ABOUT 133.66 ACRES (54.09 HA)**

**FOR SALE PRIVATELY AS A WHOLE**

### VENDORS SOLICITORS

Mr Graham Law  
Walker & Sharpe  
37 George Street  
Dumfries  
DG1 1EB  
Tel: 01387 267222



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Little Cocklick Farm is situated in a wonderful rural location about 3 miles distant from the town of Dalbeattie and about 6 miles from the market town of Castle Douglas.

The house at Little Cocklick Farm, until recent times, has been a wonderful family home for many years. The property is a traditional two storey Galloway farmhouse set over two floors with a redundant farm cottage attached to one side. The whole property has some original features for a house of this period and although would benefit from a degree of renovation and modernisation, presents a lovely blank canvas for potential buyers. The main of the steading buildings sit behind the farmhouse with the front benefitting from generous enclosed garden grounds.

The land at Little Cocklick extends to about 131 acres and is mainly down to grass for grazing or conservation (silage). The land is contained within 15 good sized field enclosures. Little Cocklick was farmed as a finishing farm on a grass based system supplying prime beef & lamb to the local Markets.

The steading is mainly of traditional construction with a range of barns and byres which at present are utilised for storage. Given that the majority of the steading buildings are of traditional vernacular construction, there may be some development potential.

Dalbeattie provides a wide range of essential services with a relatively newly constructed school catering for nursery to secondary education. The town also boasts a wide range of retail and professional services, along with a new medical practice and leisure facilities. A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new Hospital, a range of high street shops, retail parks and large supermarkets.

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 with the region boasting no fewer than twenty-nine courses, the closest being at Dalbeattie.

## 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 Little Cocklick farm are sought **in excess of: £1,000,000.**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



# PARTICULARS OF SALE

## LITTLE COCKLICK FARMHOUSE



This traditional farmhouse is set over two floors providing spacious accommodation throughout. The farmhouse is currently unoccupied and does require a degree of refurbishment and modernisation, however, provides a superb blank canvas to create a lovely family home.

The ground floor accommodation comprises of a kitchen, utility room, living room, sitting room and a study with the first floor having four double bedrooms and a family bathroom.

A floor plan is contained within these particulars showing the layout and dimensions of the farmhouse.

### SERVICES

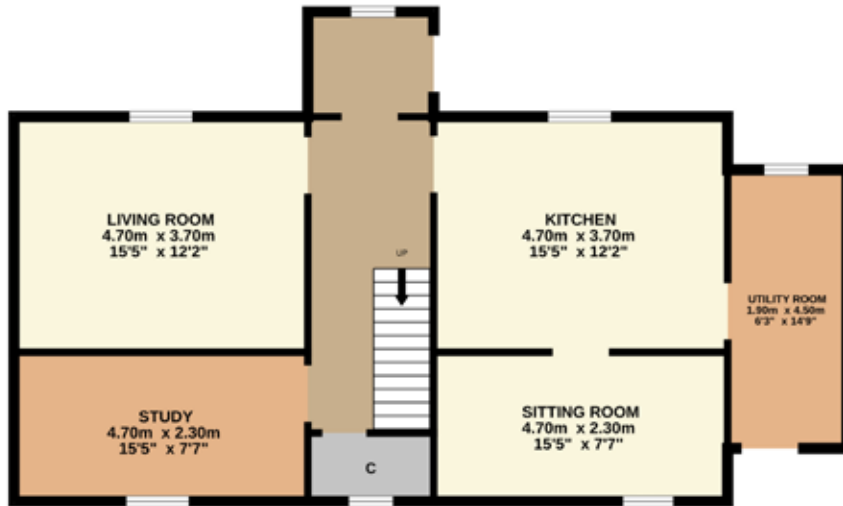
Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Private	Mains	Electric/Open Fires	F	G (13)



### OUTSIDE

The traditional farm steading is mainly to the rear of the farmhouse with other agricultural buildings located adjacent to these structures, there are generous enclosed garden grounds to the front of the dwelling house.

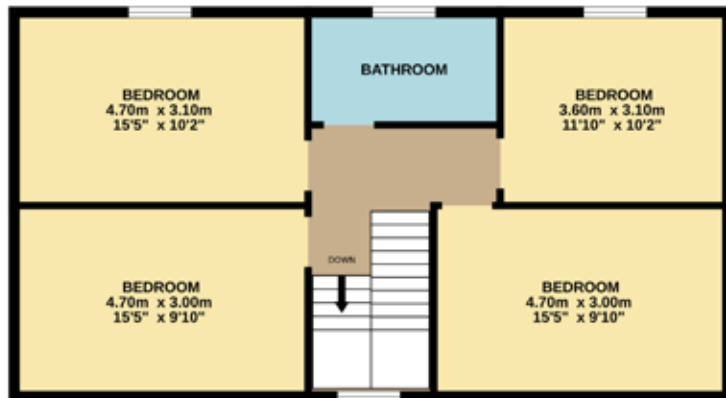
GROUND FLOOR



### THE FARM STEADING

As mentioned earlier, the farm steading is mainly of traditional construction utilised for storage, however, was formerly utilised for the overwintering of beef cattle. The farm steading could have some development potential given that it is of traditional vernacular construction.

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.  
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### **THE AGRICULTURAL LAND**

The agricultural land lies within a ring fence in 15 specific field enclosures. The land is all classified as region 1 and within a less favoured area. At present the farm is all down to grass for mowing or grazing and at present it is occupied on a grazing licence by a neighbouring farmer. However, vacant possession of the entire subjects can be given at time of completion. Little Cocklick is mainly classified within yield class 4 of the Macaulay Land Capability Scale as produced by the James Hutton Institute. The field enclosures are all watered by natural runner.

### **BASIC PAYMENT ENTITLEMENTS – IACS / SAF**

The whole of the agricultural land has been allocated payment region 1. 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 2024 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Little Cocklick Farm has no Basic Payment Entitlements, however, the farm is registered and capable of supporting forage hectares should the purchaser wish to acquire entitlements.



### **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, **Mr Graham Law, Walker & Sharpe** 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.

### **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.

**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 June 2024***

Field Number	Area (Ha)	Region or Description
1	4.19	1
2	4.24	1
3	3.36	1
4	4.04	1
5	5.26	1
6	3.3	1
7	5.19	1
8	1.94	1
9	0.68	1
10	6.13	1
11	0.69	1
12	3.41	1
13	3.12	1
14	3.78	1
15	3.66	1
X	1.1	Roads,Yards,Buildings Etc
<b>Total: 54.09 Ha (133.66 Acres)</b>		

**Disclaimer**

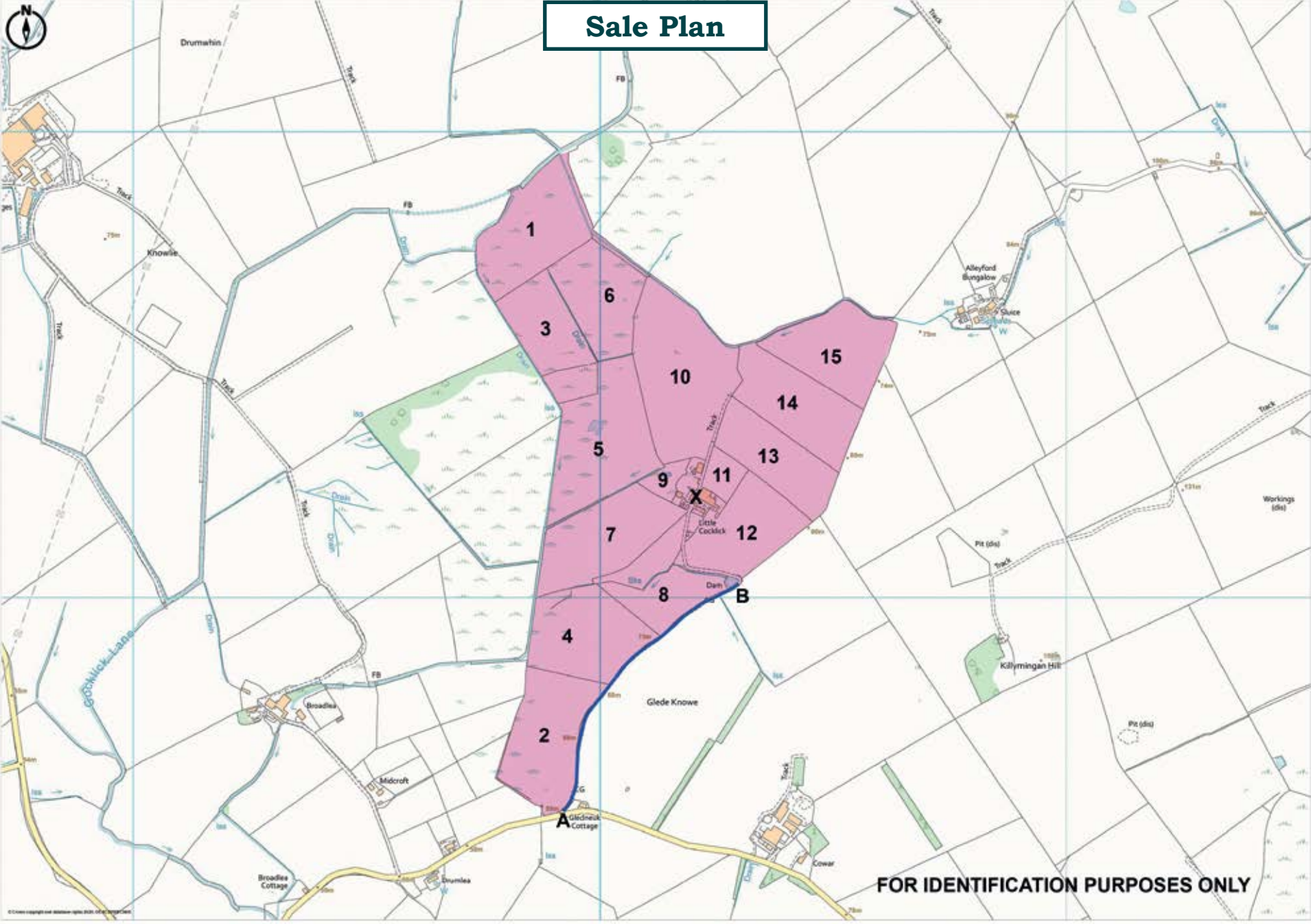
While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about **54.09 Ha (133.66 Acres)** is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by inspection of the farm and examination of the titles.

**BPS Entitlements**

NONE OWNED



# Sale Plan



**FOR IDENTIFICATION PURPOSES ONLY**

