



**SW**  
STANLEY  
WRIGHT

**Annfield Farm**

Blairhall Road  
Amisfield  
Dumfries & Galloway  
DG1 3NZ

Annfield Farm offers a fantastic opportunity for agricultural business, equestrian or diversification purposes.

Available as a whole or in 2 lots

- four bedroom traditional farmhouse
- range of traditional and modern farm buildings
- land totalling 37.55 ha (92.79 ac)



Annfield Farm is for sale in 2 lots

LOT 1

Totalling 15.14 ha (37.41 ac), which includes the farmhouse, buildings and yard at 2.21 ha (5.46 ac) and land of 12.93 ha (31.95ac).

LOT 2

24.62 ha (60.84 ac) of land currently divided in to 3 fields

Annfield Farmhouse is an attractive traditional stone farmhouse which enjoys fabulous views across Nithsdale. Recent renovations have added modern en-suites to two of the 4 large bedrooms with the family bathroom also recently refurbished.

Annfield has an extensive range of modern and traditional farm buildings, and about 93 acres of agricultural land suitable for grazing or growing cereal and other forage crops.

The front door of Annfield opens to a large bright hallway. To the front of the house are 2 large reception rooms each with fireplaces and sash and case windows.

To the back of the house is a further sitting room with fireplace, pantry and a large kitchen/breakfast room which features an oil fired Rayburn and pantry cupboard. There is also access to the cellar where the oil boiler is located.

Through the kitchen/breakfast room is a kitchen with a range of wall and floor cupboards and sink. By the back door of the house is a small W.C. and store room.

Upstairs are four double bedrooms and a family bathroom. The front two bedrooms both have new en-suite shower rooms.

The attic space has recently been floored and comprises 2 large storage rooms which could be brought into regular use subject to further alterations and relevant consents.

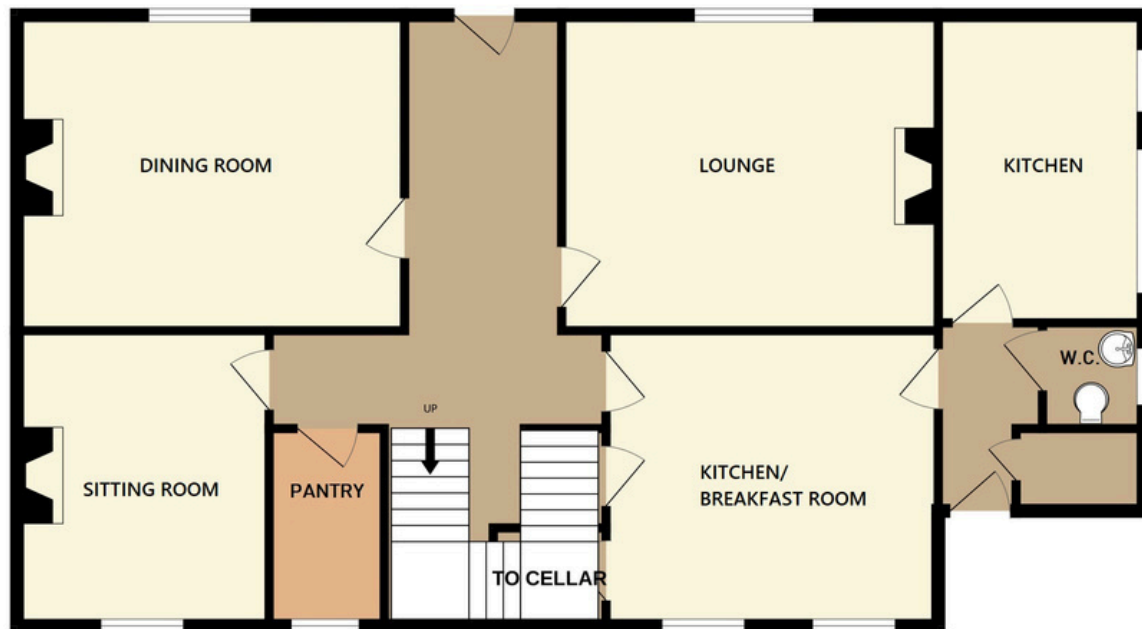




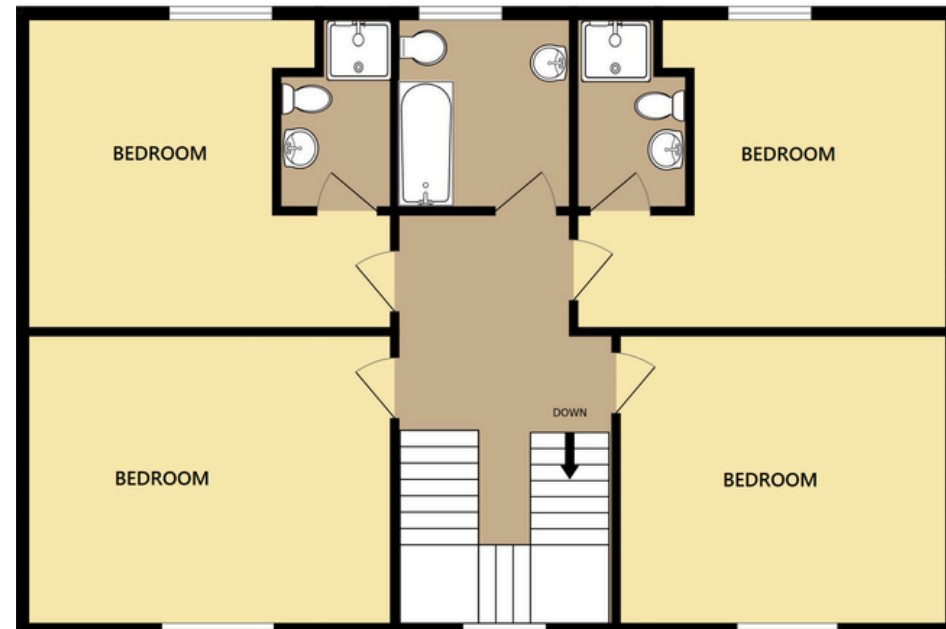


# Floor plans

## Ground floor



## First 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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### Services:

- Mains electricity
- Mains water supply
- Private drainage with septic tank
- Central heating - Oil boiler
- Council Tax Band: E
- EPC: E

For illustrative purposes only, not to scale.

## Lot 1

Totalling 15.14 ha (37.41 ac), Lot 1 includes the farmhouse, buildings and yard at 2.21 ha (5.46 ac) and land of 12.93 ha (31.95ac).

### Land

The majority of the land is suitable for cropping with a small area of mature trees to the west of the farmhouse and the remainder of the ground as permanent pasture.

### Buildings

The farm buildings at Annfield are currently in agricultural use and comprise:

1. **Garage & Workshop** 40' x 30' (12.19 x 9.14m) steel portal frame, concrete block walls, box profile roof and side sheeting. Concrete floor with inspection pit. Subdivided internally into 2 each with lockable sliding doors.
2. **Cattle shed** 120' x 35' (36.58 x 10.67m) steel frame, block walls with timber Yorkshire boarding above. Fibre cement roof. Two rows of slats with central feed passage.
3. **Slurry Lagoon** for sheds 4 & 5.
4. **Traditional byre** brick construction with fibre cement roof. 40 cow cubicles in two rows with central scraped passage.
5. **Cattle shed** 85' x 54' (25.60 x 16.46m) steel portal frame with fibre cement roof. Mix of Yorkshire boarding and vented box profile side sheets. Wide feed passage, cubicles and cattle court.
6. **Former dairy** traditional stone building with box profile roof.
7. **Hay shed** 75' x 26' (22.86 x 7.92m) steel frame with tin roof.
8. **Cattle shed** 90' x 45' (27.43 x 13.7m) 6 bay steel portal frame with concrete block walls and fibre cement roof. Cattle court with feed passage.
9. **Cattle shed** 90' x 34' (27.43 x 10.36m) steel portal frame with fibre cement roof. Cattle court, walkway and handling facilities.
10. **Cattle court** 76' x 24' (23.16 x 7.32m) traditional stone building with fibre cement roof.
11. **Traditional stone building** with slate roof, subdivided into calving boxes, storage and lockable bothy.
12. **General purpose building** 45' x 25' (13.71 x 7.62m) 3 bay steel portal frame with side cladding and box profile sheet roof. Hardcore floor.
13. **Dutch barns** x 3 each building is approx. 45' x 20' (13.71 x 6.1m) steel frame with tin roof and hardcore floor.

14. **Feed store** 80' x 50' (24.38 x 15.24m) 4 bay galvanised steel portal frame building with concrete side panels and box profile cladding above. Fibre cement roof. Large electric roller door. Internally divided into 4 feed bunkers with concrete panel dividers.

15. **Silage pit** dwarf shuttered concrete walls, earth banking and concrete floor.

16. **Silage pit** concrete block walls and concrete floor.

17. **Silage pit** concrete block walls and asphalt floor.

18. **Permastore** 150,000 gallon slurry store

19. **Permastore** 170,000 gallon slurry store





**Shed 14**



**Sheds 5 and 7**



**Sheds 8, 9, 10 and 11**



**Shed 1**



**Shed 12 and 13**

## Lot 2

Totalling 24.62 ha (60.84 ac), Lot 2 is currently divided into 3 fields.

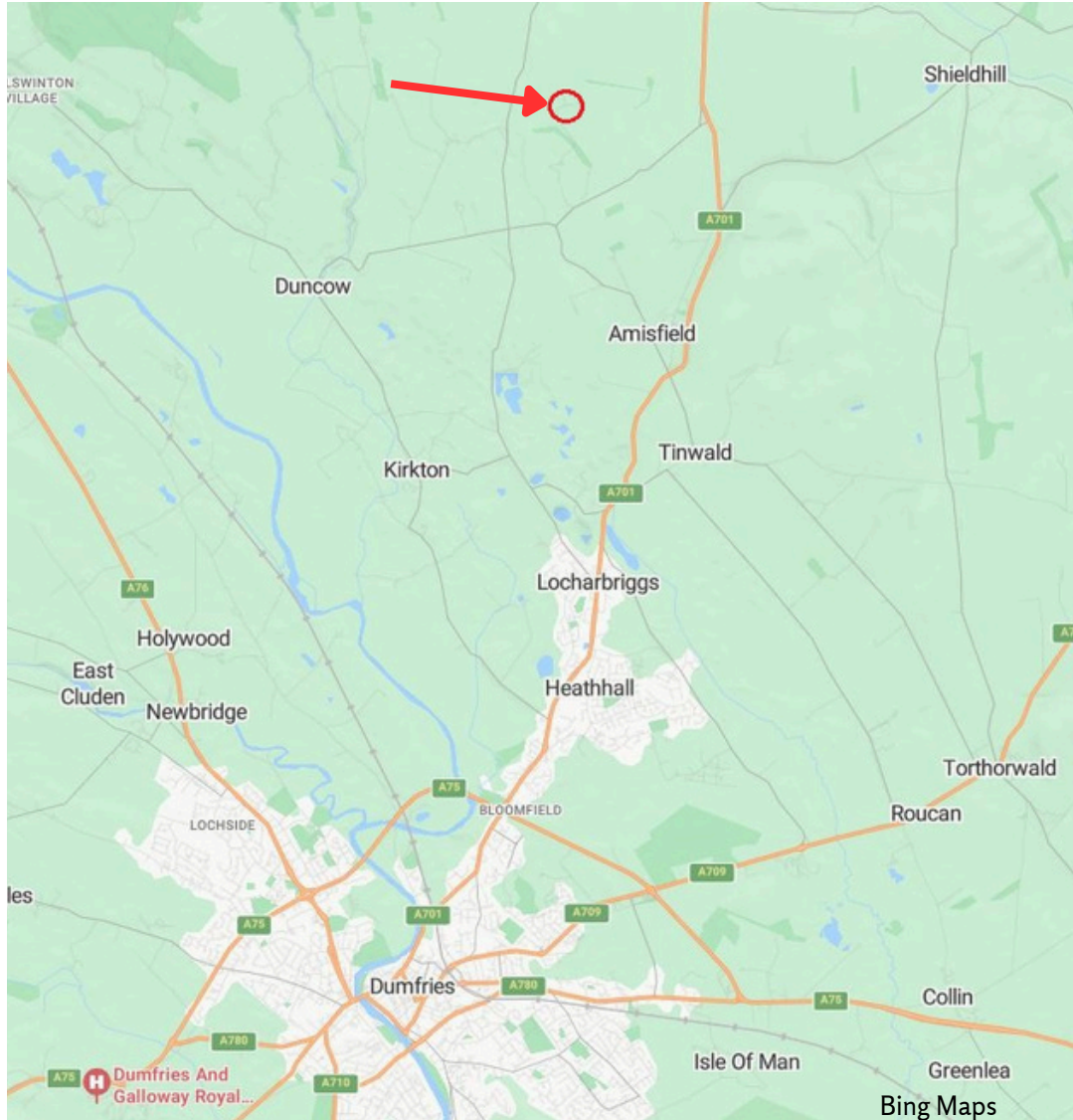
All fences and boundaries are in good state of repair and each field is served with either mains or natural water supply.

The land is described mainly as being grade 4.1 according to the James Hutton Institute and has been farmed as a mix of arable and grassland.





## Location



Not to scale

### What3Words

To find this property using the What3Words app, enter the following 3 words [///buzzer.alley.skills](https://www.what3words.com/)

Annfield is situated in the beautiful Dumfriesshire countryside approximately 2 miles from the village of Amisfield.

Amisfield has a primary school and village hall while local amenities are available in Locharbriggs where you will find a shop and Post office and Heathhall where there is a fuel station and small supermarket.

The county town of Dumfries has a variety of shops, cafes & restaurants, supermarkets, hospital, schools and a train service running between Carlisle and Glasgow. Lockerbie train station provides travel to Edinburgh, Glasgow and the West Coast mainline.

Dumfries 6.5 miles

Lockerbie 12 miles

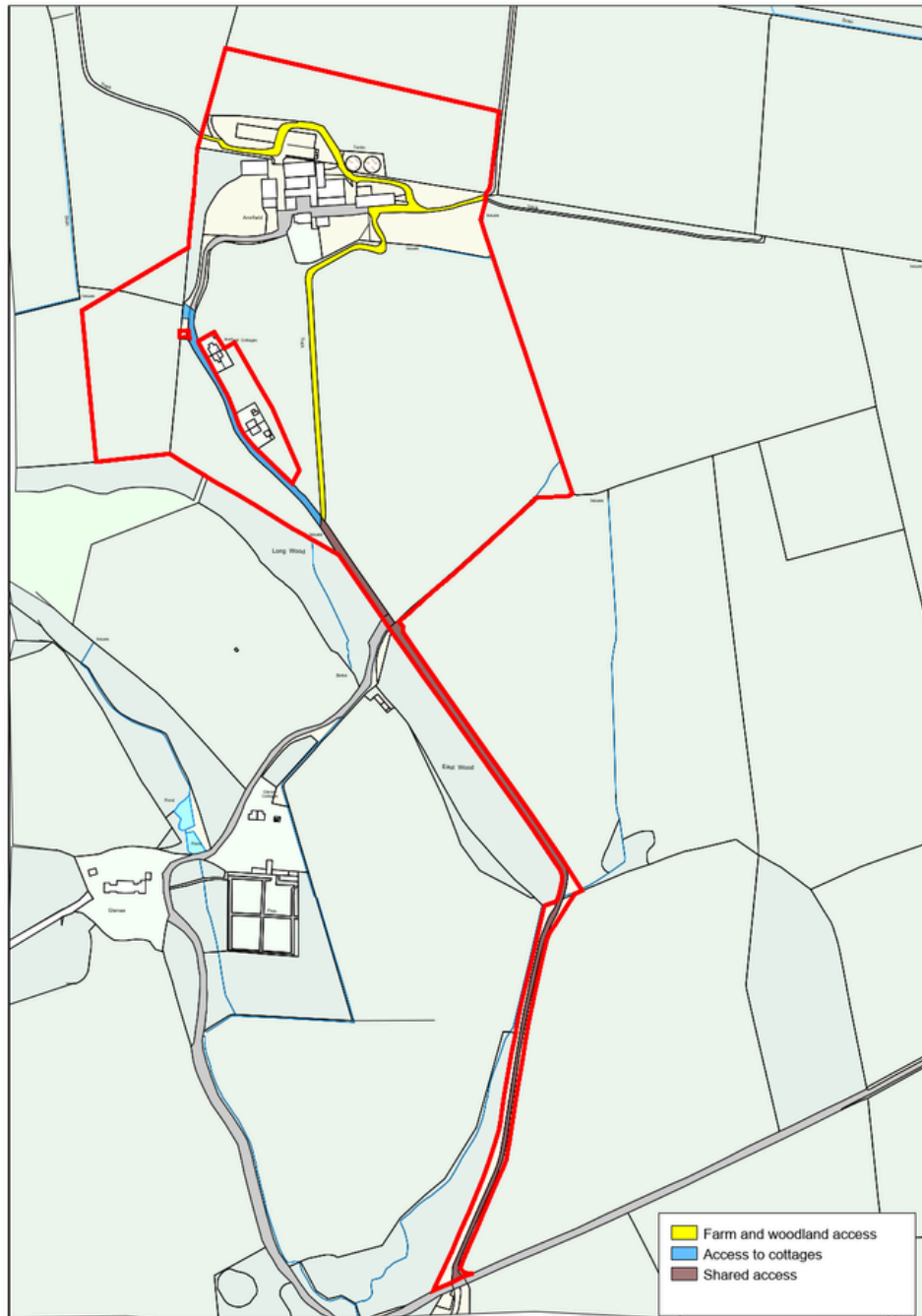
Carlisle 38 miles

Edinburgh 67 miles

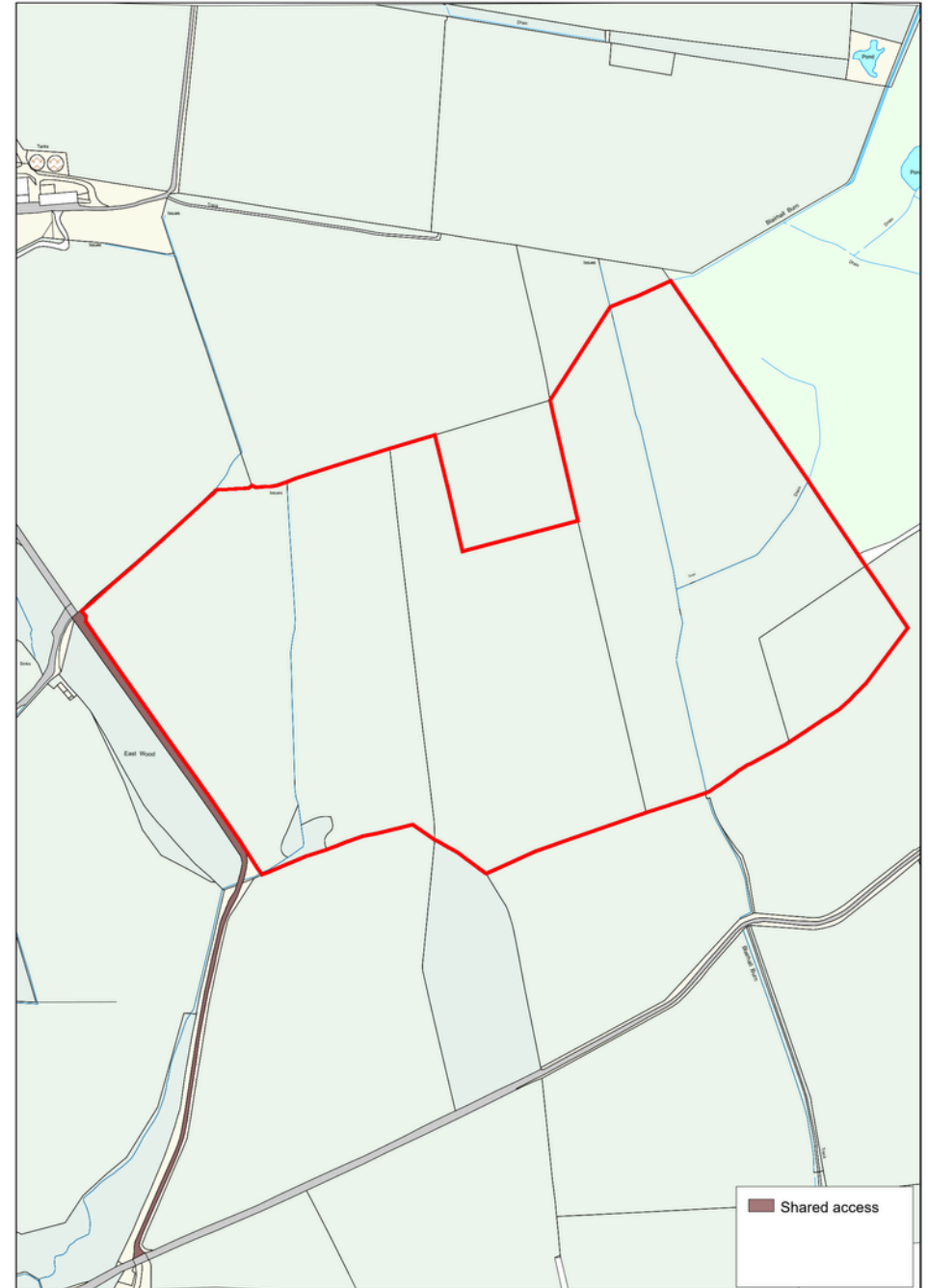


# Sale plan

## Lot 1



## Lot 2



Not to scale

# Sale information

## Home Report

Available on request.

## Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion.

## Entry and Possession

Vacant possession and entry to the farmhouse, land and buildings will be given on completion or such mutual time to be agreed by the seller and the purchaser.

## Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

## Third Party Rights & Servitudes

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

- The owner of the field to the East of the entrance road to Annefield has a servitude right of access over the entrance road to access their land
- Wayleaves exist in favour of Scottish Power, British Gas and British Telecom
- If the property is sold in lots the appropriate rights of access, servitude and wayleave will be granted and reserved as appropriate

## Sporting and Timber Rights

The sporting rights are in hand and included in the sale.  
All standing and fallen timber is included in the sale.

## Basic Payment Entitlement

Whilst the land is registered with RPID, the vendors do not own BPE as such there is no BPE included in the sale.

## Mineral Rights

In so far as they are owned, the mineral rights are included in the sale.

## Method of Sale

The Lots can be tendered for individually or as a whole. It is intended to offer the property for sale as described, but the sellers reserve the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

## The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.

## Note

Approximate measurements have been taken by sonic device at the widest point. Any services and appliances have not been tested and no warranty is given as to their compliance with regulations.



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