



# TOWNHEAD FARM

Parkgate, Dumfries, DG1 3LY

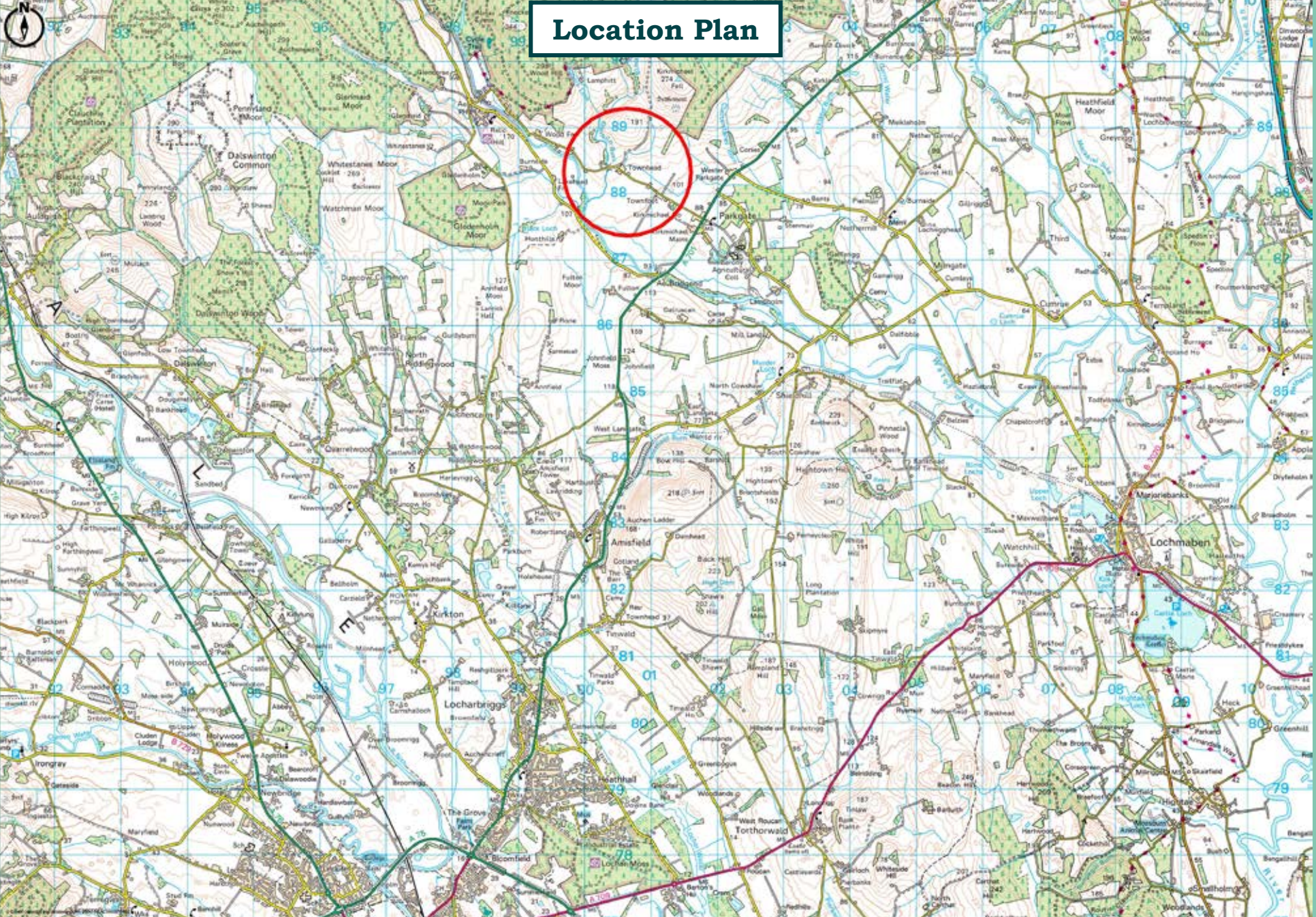


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan



# TOWNHEAD FARM

## Parkgate, Dumfries, DG1 3LY

Dumfries 9.5 miles, Lockerbie 11 miles, Carlisle 37 miles, A74 (M) 11 miles, Edinburgh 72 miles, Glasgow 69 miles

### AN EXCEPTIONAL HIGHLY PRODUCTIVE ARABLE AND FINISHING FARM CONVENIENTLY LOCATED WITHIN AN EASILY ACCESSIBLE AREA OF DUMFRIES & GALLOWAY

- TRADITIONAL EXTREMELY WELL-PRESENTED TWO STOREY FARMHOUSE
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- RING FENCED FARM
- PRODUCTIVE ARABLE & MOWING LAND
- SPORTING POTENTIAL
- AMENITY WOODLAND
- BASIC PAYMENT (REGION 1: 344.14 UNITS REGION 2 20.82 UNITS)

**IN ALL ABOUT 945.36 ACRES (382.58 HECTARES)**

**FOR SALE PRIVATELY AS A WHOLE OR IN 4 LOTS**

#### VENDORS SOLICITORS

Mr Hamish Lean  
Shepherd + Wedderburn  
37 Albyn Place  
Aberdeen  
AB10 1YN  
Tel: 01224 621 166



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#### SOLE SELLING AGENTS

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ

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

Townhead Farm is situated on the periphery of the village of Parkgate, just off the A701 and only about 12 miles distant from the A74 (M).

Townhead is an exceptional arable and finishing farm which is regarded by many as one of the best farms of its type in Dumfries & Galloway. The steading is mainly of modern portal construction, which has been specifically designed for the storage of cereals, machinery and the housing of cattle. There also exists a range of traditional barns and byres which are mainly utilised for storage. The land is contained within a ring fence, in good sized field enclosures, is extremely fertile with a range of cereal crops grown yearly. Townhead Farm is well farmed and has good access to farm tracks.

Townhead Farmhouse is a generous light filled, extremely well-presented and sympathetically modernised family home, which benefits from open views over the surrounding countryside. The farmhouse has been a wonderful family home for many years and not only does it sit away from the main farming operations, but has fantastic enclosed garden grounds surrounding the property.

The nearest services are located at the busy market town of Dumfries, some 9.5 miles distant, boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices. Primary education is available at Nethermill Primary, only a short drive from the property. The Barony Agricultural College is located about 2½ miles from Townhead of Parkgate.

Townhead boasts excellent communications and commuting links with both Glasgow and Edinburgh a little over an hour's drive north, 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 stations at Lockerbie & 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 PRICES

Offers for Townhead Farm are sought **in excess of:**

<b>Lot 1</b>	<b>Townhead House &amp; Gardens</b>	<b>£550,000</b>
<b>Lot 2</b>	<b>Townhead Steading &amp; 341.98 Acres</b>	<b>£3,400,000</b>
<b>Lot 3</b>	<b>Townhead South 182.29 Acres</b>	<b>£1,950,000</b>
<b>Lot 4</b>	<b>Townhead North 420.74 Acres</b>	<b>£2,100,000</b>

## 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

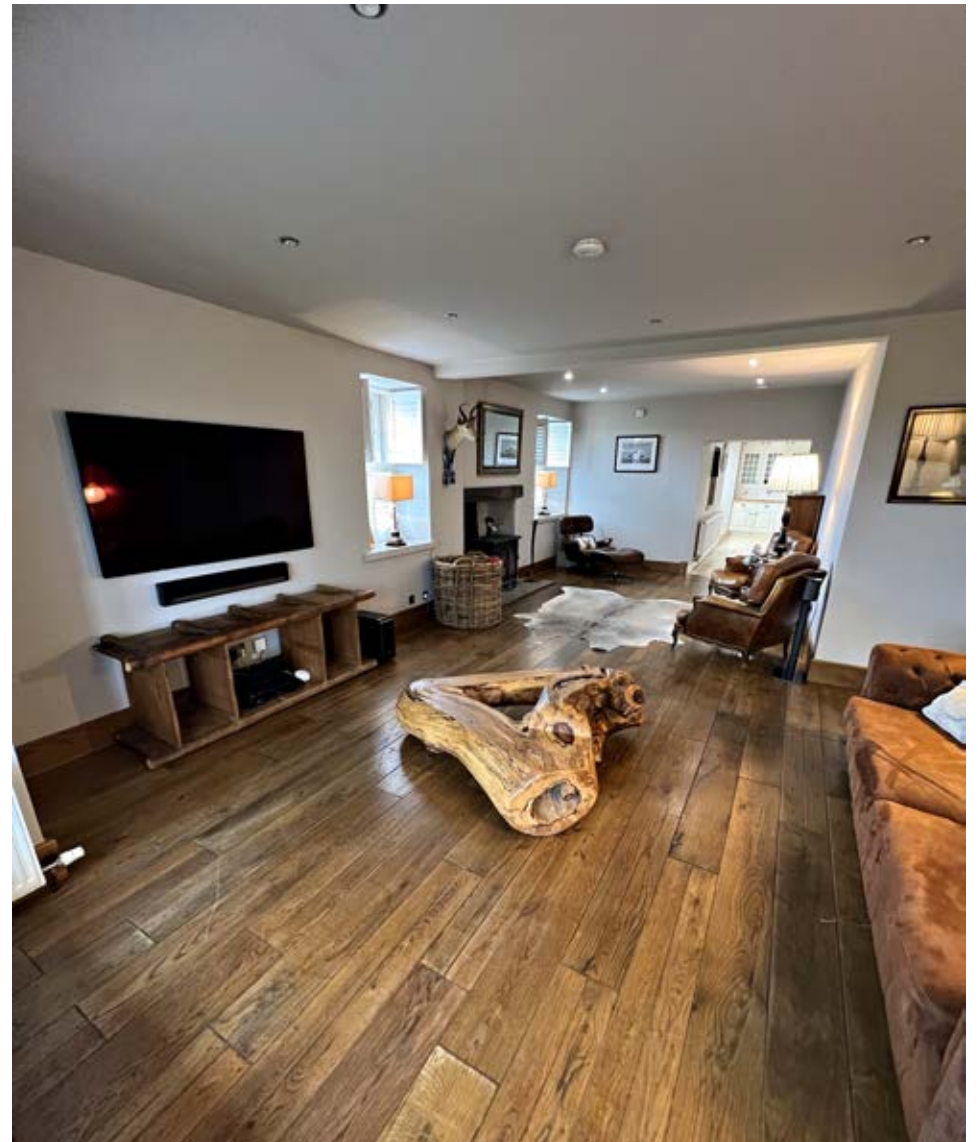
### LOT 1 - TOWNHEAD FARMHOUSE (coloured blue on the sale plan)

Townhead Farmhouse occupies a generous site with wonderful enclosed, mature garden grounds. The dwelling is of traditional construction, set under a slated roof. The property at present offers bright, spacious & comfortable family accommodation over two floors, as follows:

#### GROUND FLOOR

- **Rear Entrance Hallway**  
With a generous boot room off.
- **Kitchen / Diner**  
A fabulous farmhouse family kitchen benefitting from a generous range of fitted floor and wall units, incorporating a central island which has cupboards and drawers below and power points. The kitchen is plumbed for white goods. From the kitchen you step up to:
- **Conservatory**  
Currently utilised as a dining area with full length windows to one side with patio doors giving access to the garden grounds.
- **Lounge**  
A lovely bright, generously proportioned family room with a window at either side of the fireplace where a large wood burning stove is inset with an oak beam above. To the side, patio doors with glazing to either side give access to the garden grounds.
- **Central Hallway**  
With a sweeping staircase off to the first floor.
- **Playroom / Sitting Room**  
Another lovely bright room and as with the lounge, patio doors with glazing to either side give access to the garden grounds.
- **Utility Room**  
Plumbed for white goods with a shower room off.
- **Shower Room**  
With a corner shower cubicle, WC & WHB.





## FIRST FLOOR

- **Double Bedroom 1**  
A generously proportioned bedroom with fitted shelving on one wall, built-in wardrobes and two large Velux windows.

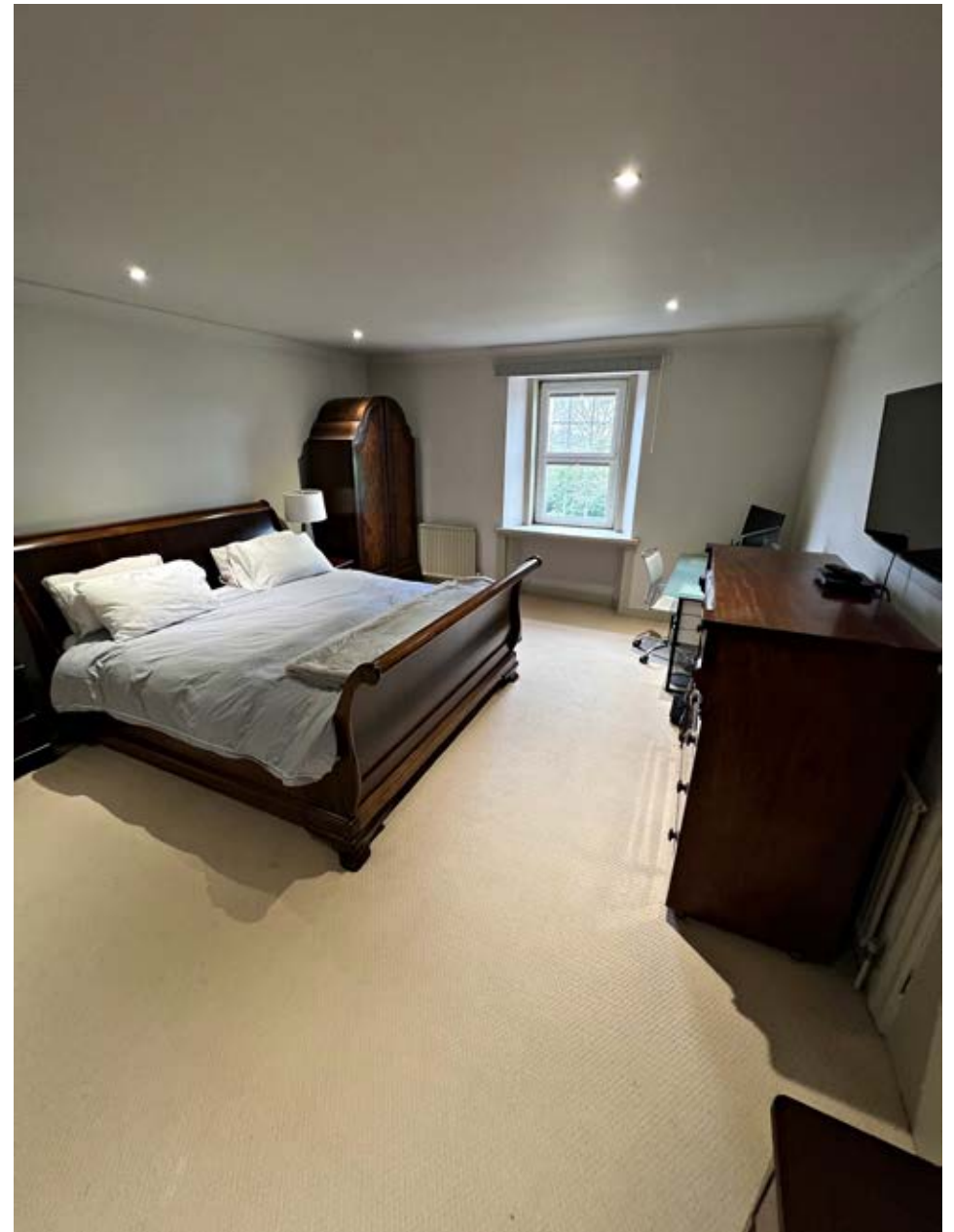


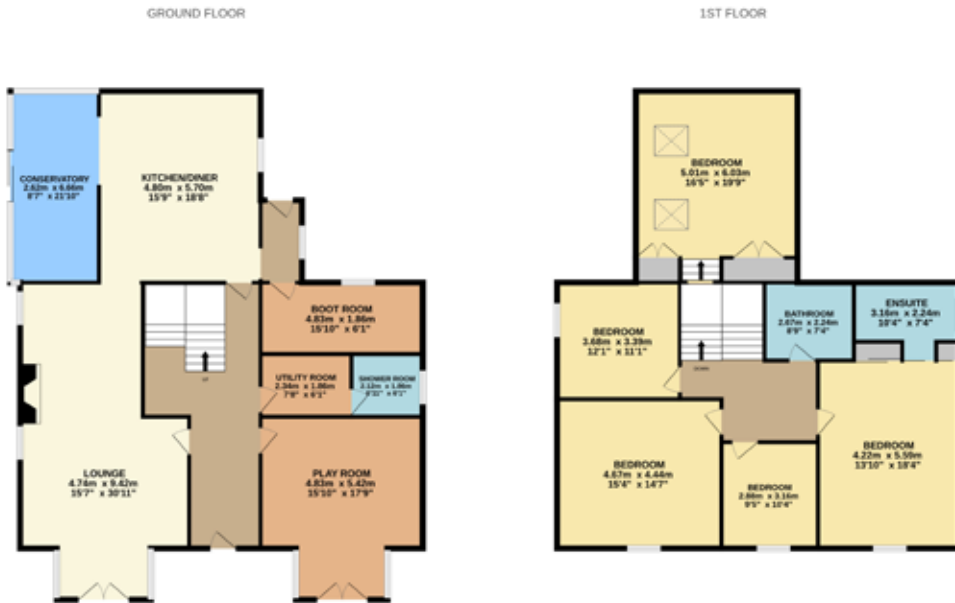
- **Double Bedroom 2**  
With a window to the front affording lovely, elevated views across the farmland.
- **Double Bedroom 3**  
With a window to the side, again with lovely open views.
- **Small Double 4**  
With a window to the side.
- **Double Bedroom 5 (En-Suite)**  
With a window to the side and built-in mirrored wardrobes. The en-suite benefits from a large walk-in shower enclosure, his n' hers WHB's set in a vanity unit, underfloor heating, WC & WHB.
- **Family Bathroom**  
With a large jacuzzi bath, walk-in shower enclosure, WC, WHB and underfloor heating.



## OUTSIDE

The farmhouse benefits from a driveway and private off-road parking. There are generous mature garden grounds surrounding the property, which are mostly laid down to lawns.





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 noted and no guarantee as to their operability or efficiency can be given.  
Made with Homage 12/24

**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil/wood Burning stoves	F	E (48)

**LOT 2 - THE FARM STEADING & 341.98 Acres of Land** (coloured pink on the sale plan)

**THE FARM STEADING**

The farm steading comprises of an extensive range of mainly modern farm buildings, along with a range of traditional barns and byres. We have included within these particulars a numbered plan, which depicts the location of each of these buildings, the plan should be cross referenced with the details below.

The steading briefly comprises:

**1. Range of Traditional Barns & Byres**

In a classic courtyard shape and utilised for general storage.



**2. Traditional Dutch Barn**

With lean-to's off.

**3. High Level Slatted Shed**

**4. General Purpose Storage Shed**

Of cantilever design.

**5. Livestock Handling System**

With adjacent former byre.

**6. Cattle Court / Sheep Shed**

Of portal construction under a big six roof.

**7. Cattle Court**

With lean-to off, of portal construction under a big six roof.

**8. Crop Store / Machinery Shed**

Of steel portal construction under a fibre cement roof.



### 9. Cereal Store

Of steel portal construction under a fibre cement roof.

### 10. Silage Clamp

### 11. Cattle Shed

Of steel portal construction under a fibre cement roof with external feed passages with self-locking yokes, overhang & slatted tanks.

### 12. Former Grain Silo

We are informed that the steading has a capacity to store 1M Gallons of Slurry.



### THE AGRICULTURAL LAND OF LOT 2

Lot 2 extends in total to about 341.98 acres (138.4Ha), including the areas occupied by the steading, yards, access roads, woodlands, etc. The lands of Lot 2 comprise of a mix of arable and mowing land which is adjacent to the steading.

### LOT 3 - THE LAND SOUTH OF TOWNHEAD (coloured green on the sale plan)

Comprising a block of excellent arable and amenity land extending to about 182.99 acres (73.77Ha) to include the areas of amenity land and riverbank of the Water of Ae at present the majority of the enclosures are in cereal production .

### LOT 4 - THE LAND NORTH OF TOWNHEAD (coloured yellow on the sale plan)

Lying to the North of the farm is a block of upland ground extending in total to about 420.74 acres (170.27Ha) this block is presently all down to grass for grazing should have some potential for alternative uses, such as forestation or natural capital projects.

The whole of the agricultural land lies within a ring fence, split only by a minor public road. The land is contained within good sized field enclosures, which are well-fenced, drained and all have access to water. The land is all region 1 with the exceptions of an area of woodland at field number 1 a small area of rough grazing at field number 21 and part of field 29. The land all lies within a Less Favoured Area. It is noted that there are a few areas on the periphery of the farm that are included within the title, but not shown on the IACS map. These are mainly areas of amenity land

The subjects are capable of cereal production and produce high yields of a range of crops. At this time 16 of the field enclosures are in cereal production with a mixture of winter wheat, winter barley and spring barley. The lands benefit from a precision soil sampling program to allow for variable rate nutrient and seed applications. The remainder of the enclosures are down to grass for grazing or mowing and the top land should have some potential for alternative uses, such as forestation or natural capital projects. Townhead is renowned for its yields and lies with a favoured southerly aspect.

Contained within the total area are some semi-mature woodlands which, with the inclusion of the Water of Ae and five flighting ponds, give the farm extensive sporting potential.









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

The whole of the agricultural land has been allocated payment regions 1&2. 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).

Townhead Farm benefits from 344.14 units of region 1 with illustrative unit value of €160.66 (Euros) and 20.82 units of region 2 with illustrative unit value of €34.35 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer 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 2024 Basic Payment and 2024 greening payment.**

**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 2024, this obligation expires on 31st December 2024.**



#### **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 Hamish Lean, Shepherd + Wedderburn** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

1. A servitude right of access over the farm track coloured blue exists in favour of a third party.
2. The standard wayleaves and servitudes exist in favour of utility companies.



## **APPORTIONMENT**

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

## **INGOING**

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, etc. Any valuation required will be carried out by Threave Rural Ltd. whose opinion will be final and binding to both vendor and purchaser.

## **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. The sporting rights are in hand including riparian fishing rights.

## **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***

LOT 1 TOWNHEAD FARMHOUSE AND GARDEN GROUNDS (0.14 HA)					
LOT 2	Field Number	Field Identifier	Area (Ha)	Crop	Region
	1	NX/99566/89061	4.41	WOODLAND	2
	2	NX/99636/89233	4.92	WW	1
	3	NX/99732/88812	4.68	WW	1
	4	NX/99792/89024	4.61	WW	1
	5	NX/99859/89260	6.35	WW	1
	6	NX/99930/89513	7.69	WW	1
	7	NX/99959/88693	12.93	SB & WB	1
	8	NY/00066/89108	7.73	WW	1
	9	NY/00140/88748	0.26	WBS	1
	11	NY/00215/88814	6.45	WB	1
	14	NY/00369/88451	0.11	PGRS	1
	15	NY/00400/88960	11.64	WW	1
	16	NY/00413/88446	0.73	WB	1
	17	NY/00470/88438	0.2	PGRS	1
	19	NY/00509/88585	3.79	SB	1
	20	NY/00550/88706	0.93	PGRS	1
	21	NY/00629/88554	0.89	RGR	2
	22	NY/00633/88457	0.8	PGRS	1
	24	NY/00692/88836	10.43	SB	1
	25	NY/00764/89117	11.81	WW	1
	26	NY/00799/88282	6.78	TGRS	1
	28	NY/00940/88574	19.06	SB	1
	30	NY/01061/88990	4.59	PGRS	1
	31	NY/01195/88861	4.59	PGRS	1
	A	ROADS YARDS & BUILDINGS	2.02	N/A	N/A
<b>LOT 2 TOTAL</b>		<b>138.4 HA (341.98 ACRES)</b>			

LOT 3	Field Number	Field Identifier	Area (Ha)	Crop	Region
	10	NY/00176/87991	15.24	PGRS	1
	12	NY/00237/88198	5.67	SB	1
	13	NY/00259/87720	20.53	WB	1
	18	NY/00500/88110	13	TGRS	1
	23	NY/00634/87791	19.05	WB	1
	B	RIVER BANK ETC	0.28	N/A	N/A
<b>LOT 3 TOTAL</b>		<b>73.77 HA (182.29 ACRES)</b>			
LOT 4	Field Number	Field Identifier	Area (Ha)	Crop	Region
	27	NY/00844/89675	127.22	PGRS	1
	29	NY/01031/90728	43.05	PGRS/RGR	1&2
<b>LOT 4 TOTAL</b>		<b>170.27 HA (420.74 ACRES)</b>			
<b>TOTAL AREA</b>		<b>382.58 HA (945.36 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 **382.58 Ha (945.36 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**

Region 1: 344.14 Units (Indicative Value 2024 €160.66 (Euros))

Region 2: 20.82 Units (Indicative Value 2024 €34.35 (Euros))

**PLAN NOTES**

Two areas next to cottages in fields no **23 & 26** are being retained as per inset plan.



