



SW
STANLEY
WRIGHT

Starryheugh Farm
Dumfries
Dumfries & Galloway
DG2 8PR

Starryheugh Farm is an adaptable farming unit in an accessible location providing agricultural, equestrian or diversification uses. Available as a whole or in 2 lots.

- four bedroom farmhouse
- 47.42 hectares (117.18 acres)
- traditional and modern farm buildings



Situated just 2 miles from Dumfries town centre, Starryheugh Farm sits in a ring fenced location with its own private access. The farmhouse was extended and modernised in the 1970's and has been well maintained, benefiting from oil central heating and double glazing throughout. The farmland is currently divided into 12 enclosures with a tidal flow, known locally as 'The Pow' running through the land. The farmhouse, buildings and 9 fields are to the west of the Pow and a further 3 fields and livestock handling yard to the east, accessed by a bridge over the Pow or directly from the A711 at the handling yard.

Starryheugh Farm is for sale as a whole or in 2 lots

LOT 1

Totalling 30.57 ha (75.55 ac), which includes the farmhouse, buildings, yard and land.

LOT 2

16.85ha (41.63 ac) of land currently divided in to 3 fields along with a livestock handling yard.

Farmhouse

Starryheugh Farmhouse is well maintained with generous rooms and open views in all directions.

The front door of Starryheugh opens to a small porch area with a large bright hallway beyond. To the front of the house is a lounge with electric fire and a double bedroom with fitted furniture.

To the back of the house is a large kitchen/dining/sitting room which features a log burner style gas fire and patio doors to the garden. There is also a shower room and small rear hallway with door to the yard.

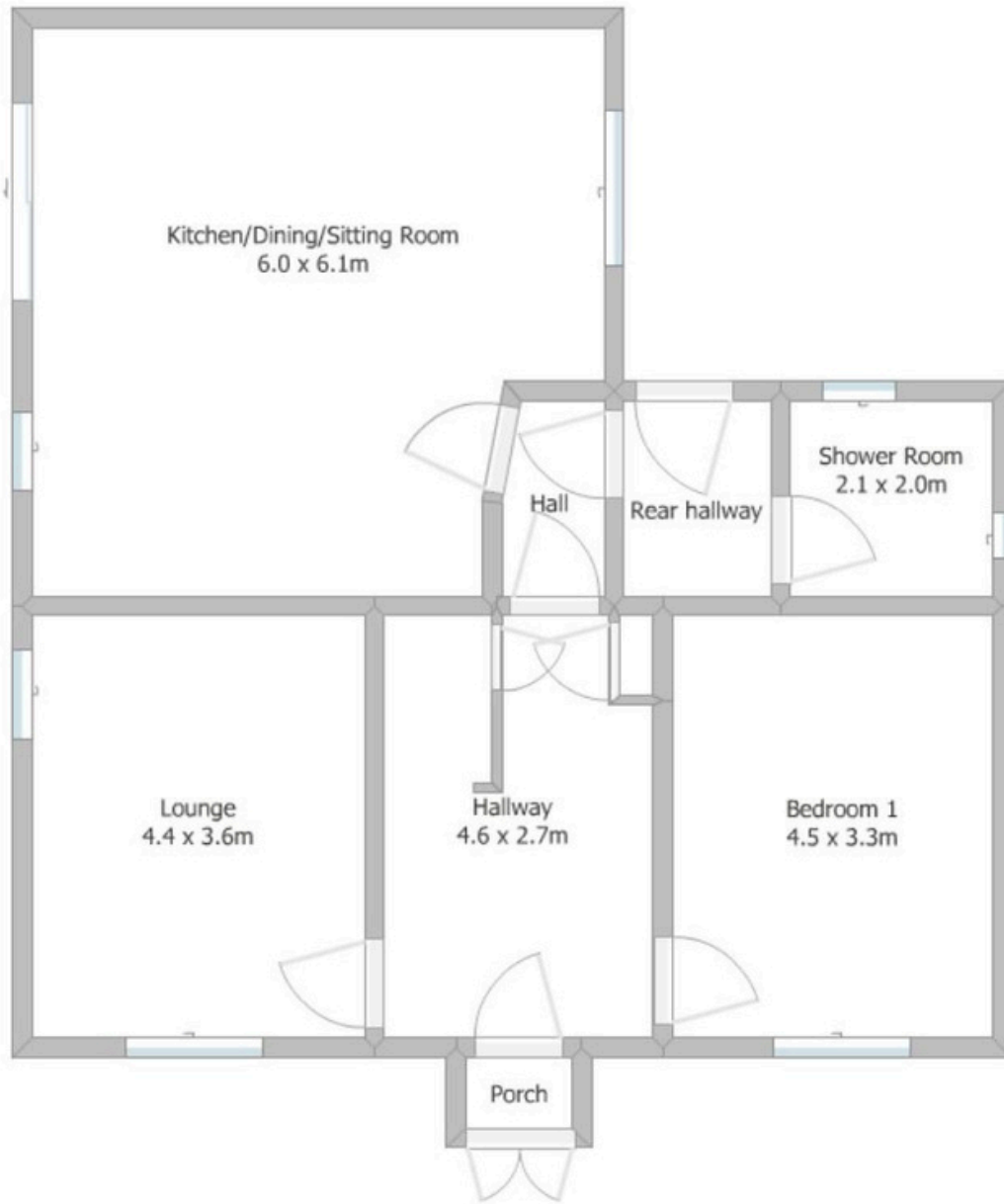
Upstairs are two doubles and a single bedroom to the front with a family bathroom and large sitting room to the rear.



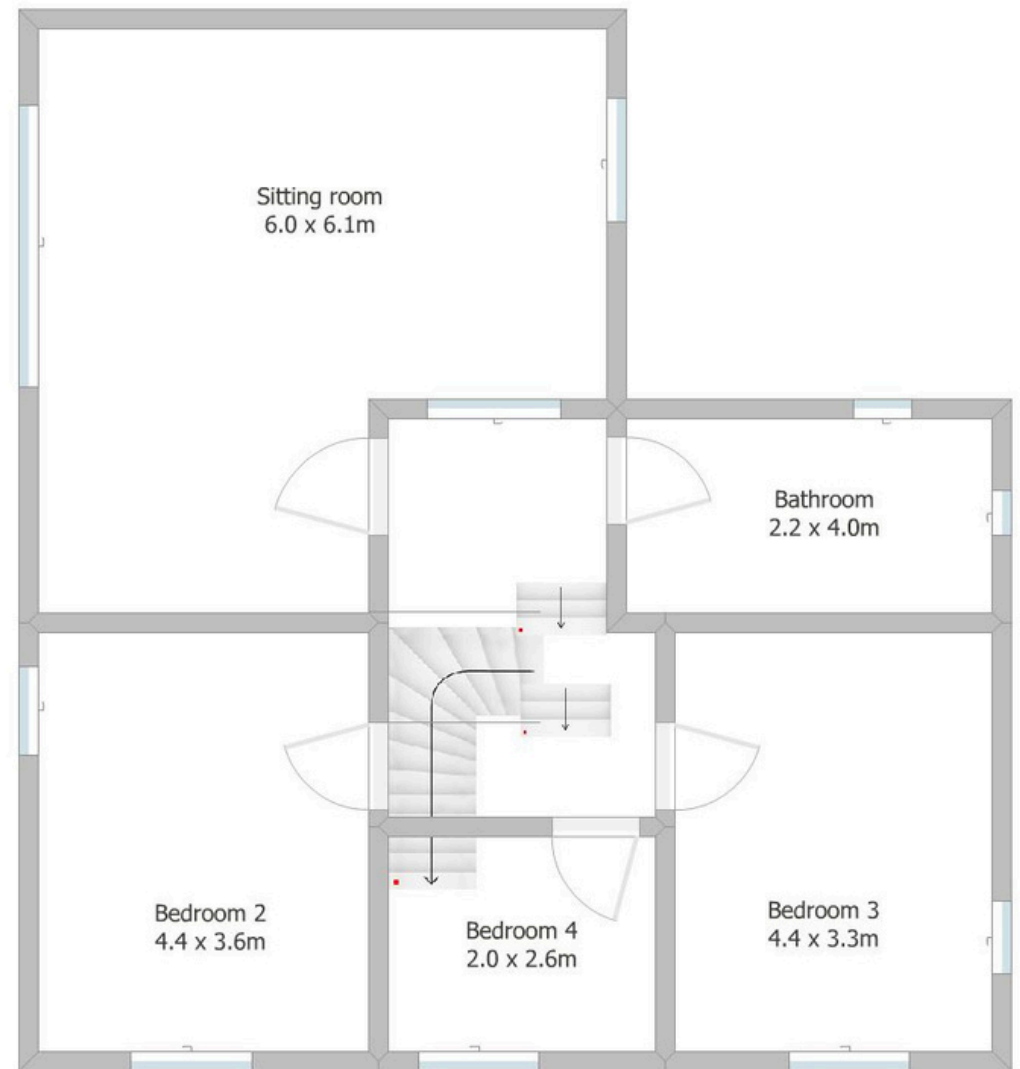




Ground floor



First floor



Services:

Mains electricity

Mains water supply

Private drainage with septic tank

Central heating - Oil boiler

Council Tax Band:

EPC: E

LOT 1

Totalling 30.57 ha (75.55 ac), Lot 1 includes the farmhouse, buildings and land.

Land

The land as mapped on RPID extends to 29.16 ha (72.05 ac) with a further 1.41 ha (3.50 ac) made up of roads, yards, and buildings.

The land has been classified as Grade 3.1 and 4.2 by the James Hutton Institute and is contained within various blocks. The land has historically been laid to grass for grazing and silage production and the fields are well laid out and of a generous size, currently being split into 9 enclosures.

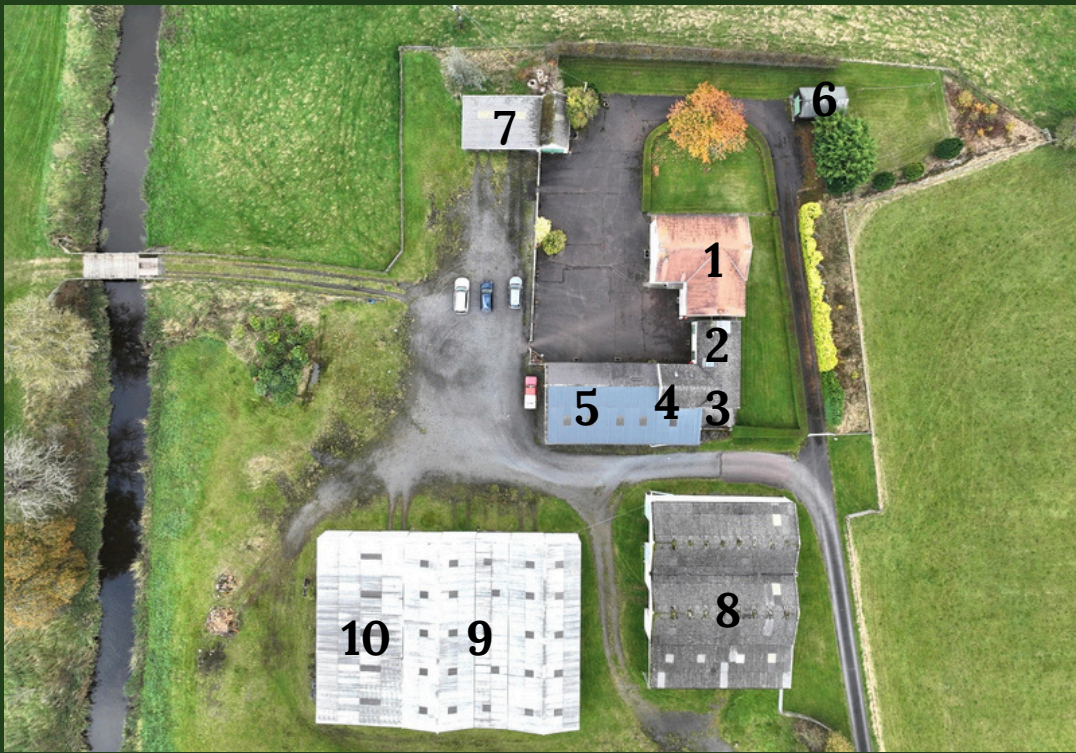
The land is not classified as being within a Less Favoured Area and does lie within a Nitrate Vulnerable Zone.

Buildings

A small range of traditional stone buildings sit alongside the farmhouse with the agricultural buildings sitting to the rear and are of approximately 1970's construction. Mains electricity and water serve the majority of the steading, all of which is well maintained and comprises:

1. Farmhouse
2. Traditional stone byre housing oil boiler and general storage. Loft above.
3. Traditional grain barn with external grain pit
4. Traditional byre
5. Concrete block built double garage and store
6. Wooden garden shed
7. Traditional stone garage with double lean-to car port
8. Concrete block double portal Atcost building with lean-to (no water)
9. Steel frame cattle court in 3 sections with covered feed passages.
10. Steel frame lean-to general storage building





Lot 2

Totalling 16.85 ha (41.63 ac), Lot 2 is divided into 3 fields and benefits from a livestock handling yard at the former Curriestanes Farm.

Accessed over the bridge from Lot 1 or directly off the A711 at Curriestanes. The roadside handling yard not only provides a useful facility but serves as a direct access to the 3 fields that are currently all down to grass and are served with either mains or natural water supply. The 3 fields as mapped by RPID total 16.15 ha (39.91 ac).

The land has been classified as Grade 3.1 and 4.2 by the James Hutton Institute.

The land is not classified as being within a Less Favoured Area. The land is within a Nitrate Vulnerable Zone.



Location

Starryheugh is situated around 2 miles from Dumfries town centre close to the village of Cargenbridge.

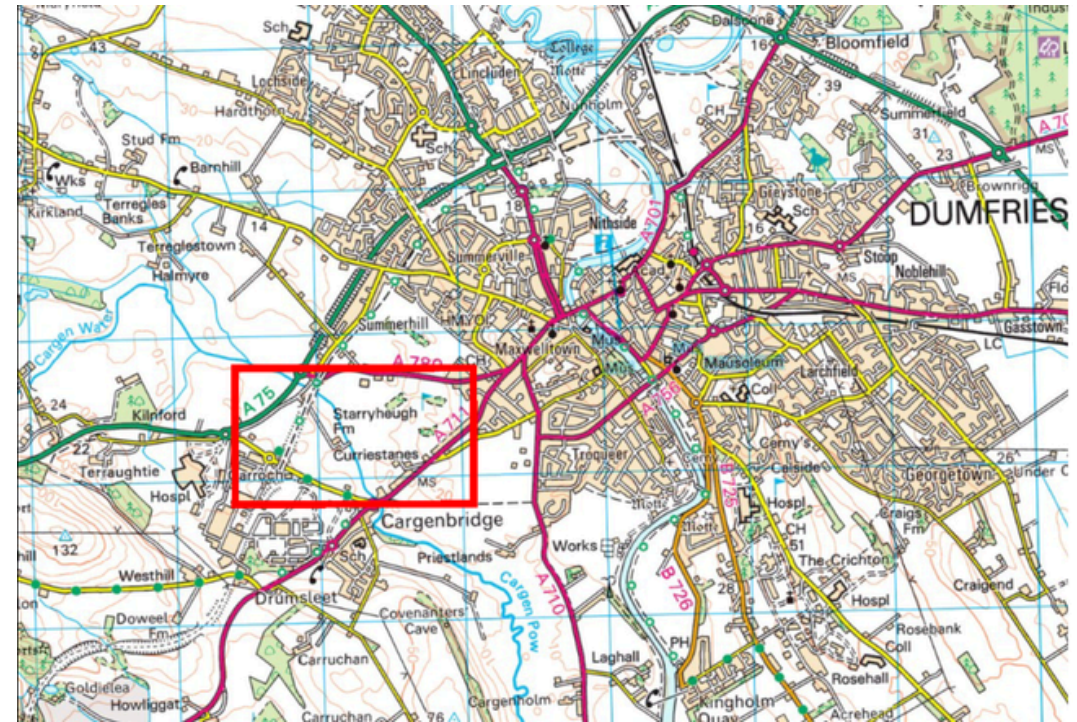
Cargenbridge has a primary school and convenience store while the county town of Dumfries has a variety of shops, cafes & restaurants, supermarkets, hospital, schools and a train service running between Carlisle and Glasgow. Lockerbie train station, 15 miles away, provides travel to Edinburgh, Glasgow and the West Coast mainline.

Cargenbridge 1 mile
Dumfries 2 miles
Lockerbie 15 miles

Carlisle 35 miles
Glasgow 80 miles
Edinburgh 80 miles

What3Words

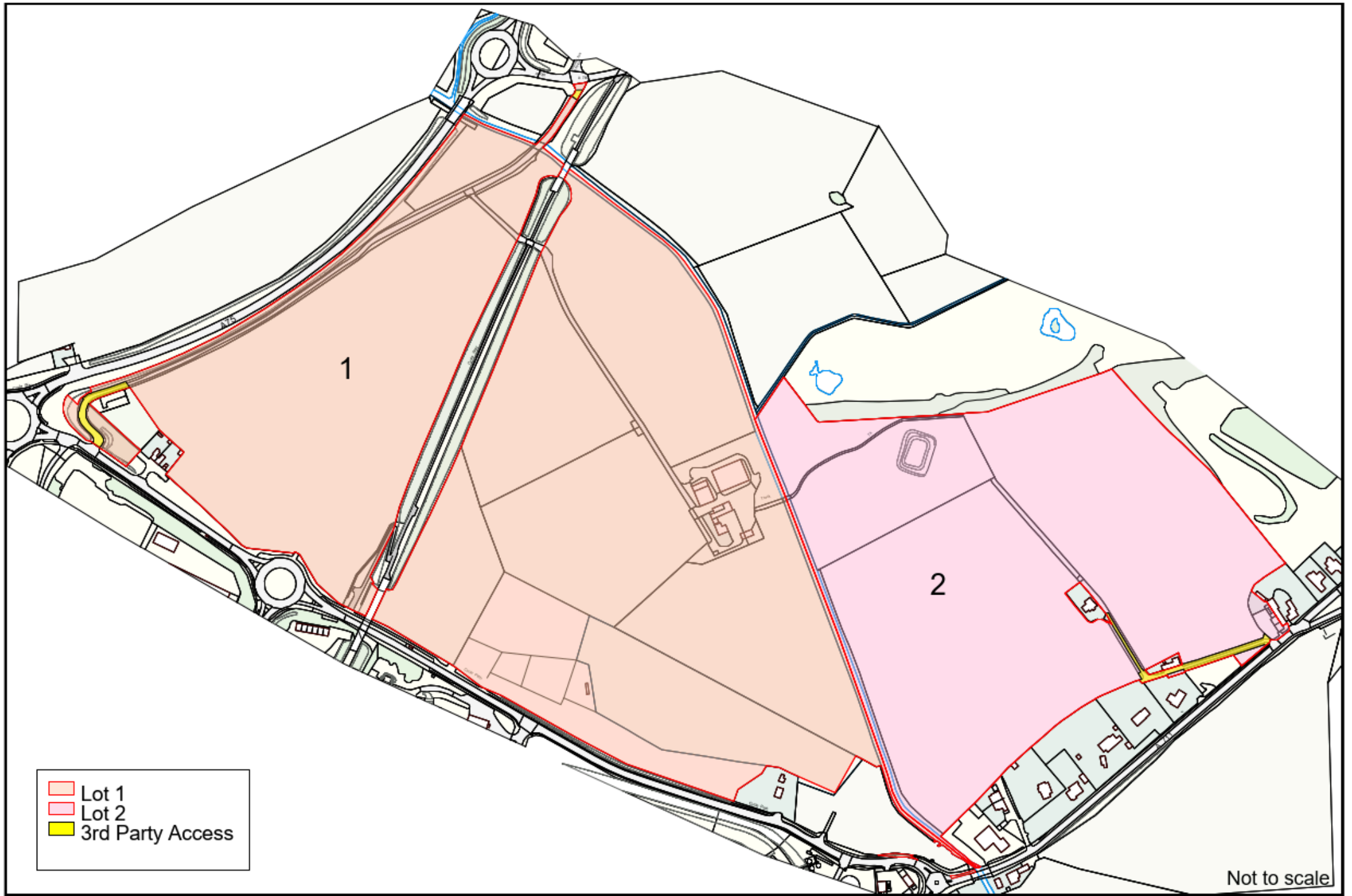
To find this property using the What3Words app, enter the following 3 words
///hedgehog.passports.nowadays



Not to scale



Sale plan



Sale information

Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion. Appropriate caution should be exercised at all times during viewings having regard for the property type.

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.

- Scottish Water have a right of access from Garroch Loaning along the farm road to the pumping station.
- The owner of the field to the right of the entrance road to Starryheugh has a servitude right of access over the entrance road to their land.
- There is a right of access over the farm road from the A711 in favour of the two properties in third party ownership.

Basic Payment Scheme Entitlement

The land is registered with RPID and the sale includes 44.88 Region 1 entitlements which will be split accordingly should the land be sold in Lots.

Mineral & Sporting Rights

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

Anti Money Laundering Regulations

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. Failure to provide required identification may result in an offer not being considered.

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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