



BURNBANK

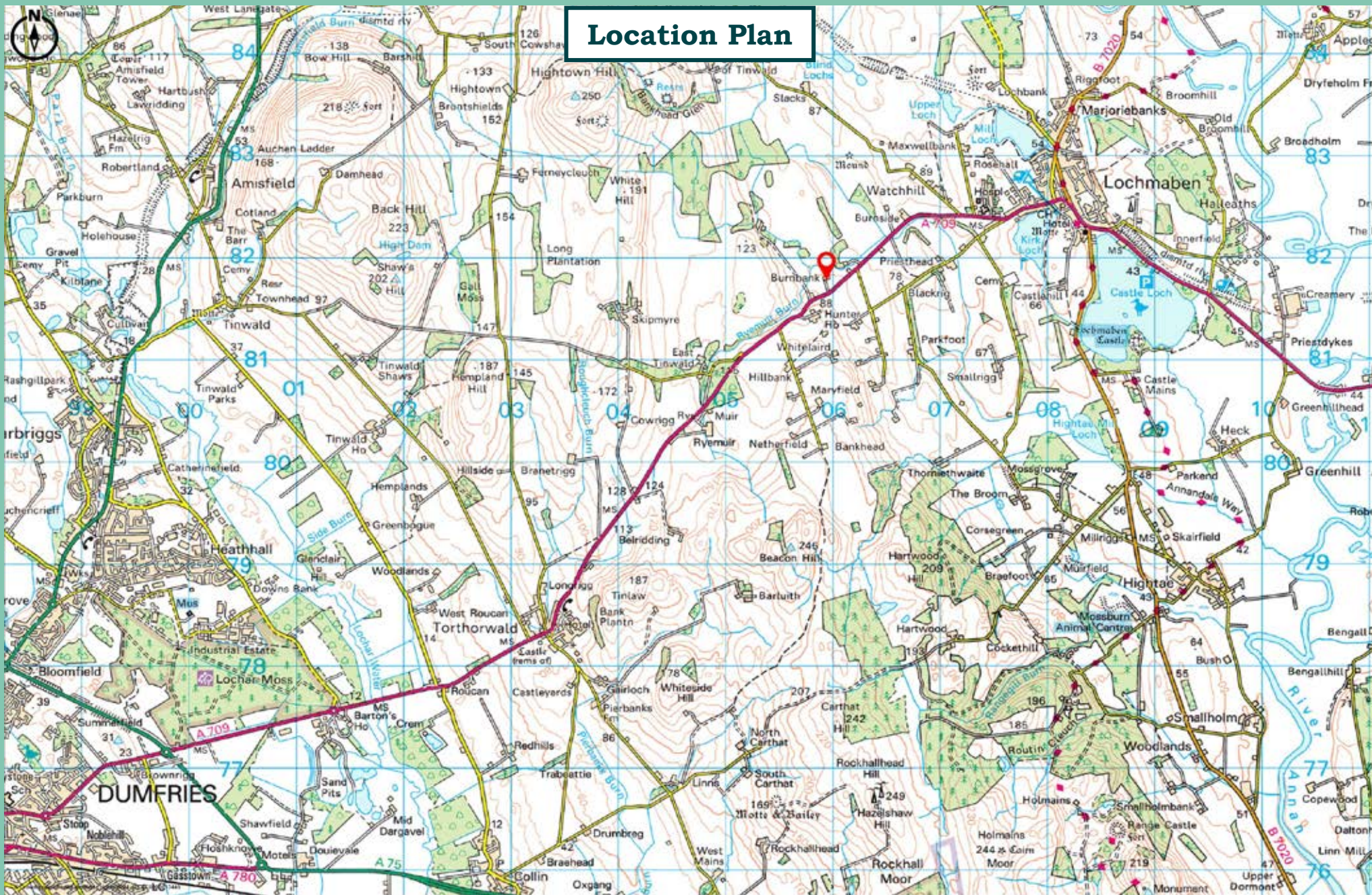
Lochmaben, Lockerbie, DG11 1RP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



BURNBANK

Lochmaben, Lockerbie, DG11 1RP

Lochmaben 1.5 miles, Lockerbie 5 miles, Dumfries 8 miles, Carlisle 30 miles, Glasgow 75 miles, Edinburgh 78 miles

A CHARMING RURAL SMALLHOLDING BENEFITTING FROM A TRADITIONAL THREE BEDROOM COTTAGE, LARGE AGRICULTURAL BUILDING AND GRAZING LAND

- TRADITIONAL THREE BEDROOM COTTAGE (REQUIRES REFURBISHMENT)
- RURAL LOCATION BUT WITHIN A SHORT DISTANCE TO THE TOWN OF LOCHMABEN
- GRAZING LAND OF ABOUT 8.5 ACRES
- LARGE AGRICULTURAL BUILDING
- POTENTIAL FOR SMALLSCALE AGRICULTURAL OR EQUESTRIAN PURPOSES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

IN ALL ABOUT 9.338 ACRES (3.779 HECTARES)

VENDORS SOLICITORS

Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
Tel: 0131 228 8111



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

Burnbank is situated in a rural location just over a mile from the town of Lochmaben. The busy market town of Lockerbie is some 5 miles distant which has direct access to the M74 and major road networks both north and south.

Burnbank Cottage is of traditional construction set under a slated roof with the accommodation arranged over a single floor. The property does require a degree of renovation and modernisation, however, provides a superb blank canvas for any potential buyers. There are garden grounds to the front and rear of the dwelling with ample off-road parking available.

A feature of the property is the grazing land amounting to about 8.5 acres along with a **large agricultural building** with a lean-to off which is currently utilised as a workshop and storage of agricultural machinery. The building benefits from insulation within the walls and roof and measures about 18 metres long, 15 metres wide and about 4.89 metres in height to the ridge. In addition, there is a personnel door along with electric roller shutter doors which are over 3 metres in height and 2.9 metres width. The inclusion of the land and building makes this a perfect smallholding with huge potential for smallscale agricultural / equestrian uses. A detached garage sits to the front of the property.

A range of local services can be found at nearby Lochmaben where there are shops, cafés, hotels, doctors surgery, etc, and for the outdoor enthusiast Castle Loch provides some wonderful walks and a plethora of native wildlife to enjoy. Lockerbie provides a wider range of essential services to include leisure facilities, a modern health centre, a wide range of professional services as well as two national supermarkets. Both primary and secondary schooling are highly rated and available within the town.

Burnbank benefits from excellent commuting links with both Glasgow and Edinburgh a little over an hour's drive north and 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 station at Lockerbie, which runs a full timetable of services both north and south. The regional centre of Dumfries offers the further education choices with the University of the West of Scotland (UWS) along with a relatively 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.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

What3words: value.glider.bunk

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Burnbank are sought **in excess of: £380,000**

VIEWING

By appointment with the sole selling agents:

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

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

Burnbank Cottage offers accommodation over a single floor benefitting from a private enclosed site, with no immediate neighbours. The accommodation in more detail briefly comprises:

- **Front Entrance Hallway**
With a WC off.

- **Lounge**
With a multi-fuel stove and windows to the front and rear.
- **Kitchen**
With base units, built-in storage cupboards, double Belfast type sinks, windows to the front and rear, door to utility room.

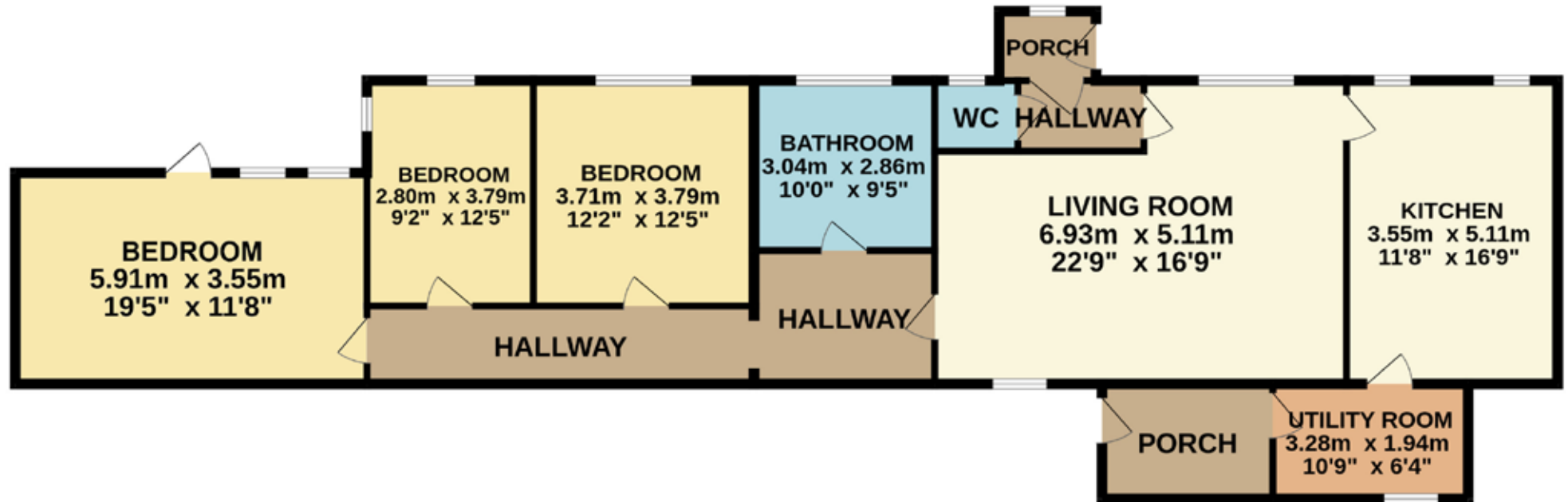


- **Utility Room**
With base units with a sink set in, window to the rear, door to boot room.
- **Boot Room**
With built-in cupboards and door to outside.
- **Rear Hallway**
With windows to the rear.
- **Family Bathroom**
With a free standing cast iron bath, shower, WC & WHB.



Floor Plan

GROUND 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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- **Bedroom 1**
With a window to the front.
- **Bedroom 2**
With double aspect windows.
- **Bedroom 3**
With a glazed UPVC door to the front along with two windows.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil / multi-fuel stove	E	F 36

OUTSIDE

As per the plan contained within these particulars, the property is surrounded by its own land which is bound to the rear by the Ryemuir Burn. There is ample hardstanding parking around the cottage along with a detached garage and garden grounds to the front and rear.

AGRICULTURAL BUILDING

This building is currently utilised as a workshop and for storage of machinery and benefits from insulation within the walls and roof and measures about 18 metres long, 15 metres wide and about 4.89 metres in height to the ridge. In addition, there is a personnel door along with electric roller shutter doors which are over 3 metres in height and 2.9 metres width.





THE GRAZING LAND

The land extends in total to about 8.5 acres and in the past has been utilised for the grazing of sheep and cattle. The land is well-fenced and benefits from water troughs. The addition of this land creates a fantastic opportunity for small scale agricultural, equestrian or horticultural uses.

HOME REPORT

Burnbank benefits from an agricultural holding number (825/0700/33) and seen as mixed use, therefore there is no requirement to provide a home report. An EPC is available upon request.

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: **Turcan Connell** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.

ENTRY & VACANT POSSESSION

Immediately upon completion.

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 November 2024



Sale Plan

FOR INDICATIVE PURPOSES ONLY
About: 3.779 ha (9.338 acres)

