



FAIRLEA

Collin, Dumfries, DG1 4PT



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

FAIRLEA

Collin, Dumfries, DG1 4PT

Dumfries 4 Miles, Carlisle 31 Miles, Glasgow 77 Miles, Edinburgh 79 Miles

CHARMING RESIDENTIAL SMALLHOLDING INCORPORATING A TRADITIONAL TWO BEDROOM BUNGALOW, STABLES, AGRICULTURAL BUILDING AND GRAZING LAND

- CHARMING WELL-PRESENTED TWO BEDROOM COTTAGE (ONE ENSUITE)
- STABLES, OUTBUILDINGS AND AN AGRICULTURAL SHED
- GRAZING PADDOCKS OF JUST OVER SIX ACRES
- MATURE GARDEN GROUNDS WITH FAR REACHING VIEWS TOWARDS CRIFFEL
- SOLAR PANELS WITH FEED-IN TARIFF
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- CONVENIENTLY LOCATED CLOSE TO DUMFRIES AND MAJOR ROAD NETWORKS

IN ALL ABOUT 2.628 HECTARES (6.494 ACRES)

VENDORS SOLICITORS

Abby McAteer
Gillespie Gifford & Brown
33 High Street
Dalbeattie
DG5 4AD
Tel: 01556 611247



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

Fairlea presents a rarely available opportunity to purchase a charming rural smallholding which is only 4 miles from Dumfries and very close to major road networks. The property presents the ideal package for equestrian or smallscale agricultural / horticultural purposes. Fairlea incorporates a lovely traditional cottage, hard standing yard with stables, outbuildings and a super agricultural building, all with direct access to the grazing paddocks.

Fairlea is set just off the B724 and is approached via its own private tree lined driveway. The cottage is set over a single floor with decorative external shutters and leaded lattice glazing to the front. The accommodation incorporates a sunroom, kitchen, dining room, sitting room, family bathroom and two good sized bedrooms, one being ensuite. In addition, Fairlea has an array of roof mounted solar panels which are on a RHI tariff.

To the side of the cottage is a concrete yard providing parking for several vehicles. The yard is set in a courtyard style with a range of outbuildings, which have been utilised for housing livestock & storage of equipment. The detached agricultural building is a combination of block-built construction with box profile cladding and benefits from electricity laid in measuring about 23m x 11m, to include a lean-to garage. The property is registered with an agricultural holding number of: 75/304/0004.

A feature of the property is the grazing paddocks which have direct access from the concrete yard. The whole property, to include the cottage, outbuildings and grazing paddocks amount to about 6.494 acres.

Local amenities are located within the busy market town of Dumfries, providing all essential and professional services, along with three retail parks, an ice rink, a University Campus and the recently constructed hospital are within an easy driving distance. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

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 including both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers extensive walking, sailing, cycling and for the golfer there is an abundance of good local courses with

the region having no fewer than twenty-nine courses. 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 form part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Fairlea are sought **in excess of: £395,000**

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

Web: www.threaverural.co.uk



PARTICULARS OF SALE

The cottage at Fairlea is set over a single floor with the accommodation briefly comprising:

- **Porch / Boot Room**

Set to the western side of the property, the porch is glazed to two sides making the most of the views across the garden and towards Criffel. The floor is tiled, which makes this the perfect area for kicking off muddy boots.

- **Kitchen**

With a range of floor and wall units, integrated oven & dishwasher, induction hob. Two windows to the rear enhance the natural light within. A door gives access to the sunroom.

- **Sunroom**

With a window to the side and glazed sliding doors to the patio and rear garden grounds. This is the perfect space for enjoying the summer months and the peaceful surroundings.



- **Dining Room**

A lovely family room with a lattice glazed bay window to the front and an electric fire is set in a feature fireplace. This room doubles as a second sitting room.

- **Sitting Room**

A spacious room with access to the sunroom through glazed timber doors. There are lattice glazed windows to the front and an electric fire set in a feature fireplace.

- **Central Hallway**

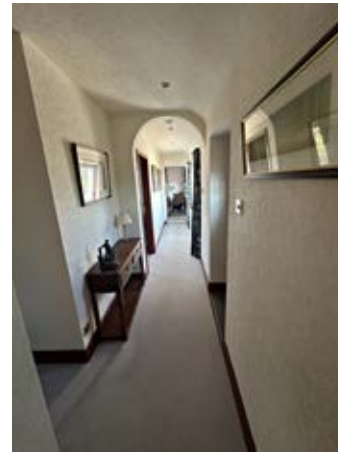
With one lattice glazed window to the front and a timber part glazed door to the front.

- **Shower Room**

With an enclosed shower cubicle, WC & WHB, a window is set to the rear.

- **Double Bedroom 1 (Ensuite)**

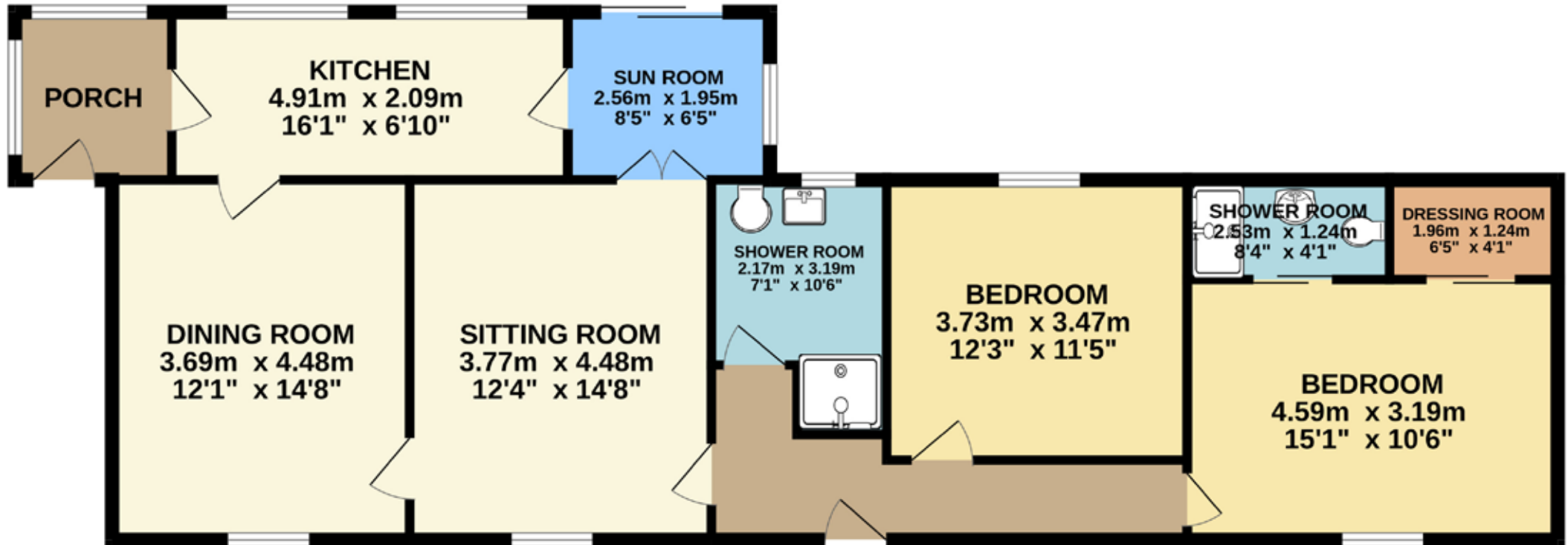
With a walk-in wardrobe and ensuite shower room.



- **Double Bedroom 2**

With a window to the rear.

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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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Electric	E	F 25

There is a bank of roof mounted solar panels which benefit from an RHI feed-in tariff.

OUTSIDE

Enclosed cottage style garden to the rear of the which is mainly made up of lawns, specimen trees and mature hedges with an area of raised beds. A paved patio makes the perfect area for alfresco dining and family and social entertaining. There is also a lean-to potting shed / greenhouse.

THE OUTBUILDINGS

There are three outbuildings and two former livestock buildings, one of which has two cubicles set in with the others formerly livestock housing. In addition, there is a general purpose agricultural shed measures approximately 23m x 11m to include a lean-to garage. This building has been utilised for feed, equipment storage but would lend itself to a variety of uses. All the buildings benefit from electricity laid in.





THE LAND

There are two good sized field enclosures with one to the front of the cottage and one to the rear. The land is relatively flat, fertile and well-fenced and at present is down to grass for grazing. With the inclusion of the land, Fairlea offers the potential for smallscale agricultural or equestrian enterprise. The land is registered with the AFRC-RPID with a main location code of: 75/304/0004, although for the avoidance of doubt, no submissions or indeed entitlements have been applied for over the last few years. The electricity wayleave has been capitalised.

HOME REPORT

It should be noted that the property is an agricultural holding with an agricultural holding number: 75/304/0004, therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. **The dwellinghouse and grazing land are being sold as a whole and cannot be purchased separately.**



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, **Abby McAteer, Gillespie Gifford & Brown** 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.

INGOING

There are no ingoing claims affecting the property.

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.

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. 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.

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 April 2025

Sale Plan

MLC 75/304/0004
2.628 ha (6.494 acres)



