LOCHANHEAD FARM

Dunscore, Dumfries, DG2 0TE

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

Promap
LANDMARK INFORMATION

Plotted Scale - 1:25000. Paper Size – A4

NOT TO SCALE
Plan for indicative purposes only

LOCHANHEAD FARM

Dunscore, Dumfries, DG2 0TE

Thornhill 10 miles, Dumfries 10 miles, Carlisle 43 miles, Glasgow 71 miles

A DESIRABLE SMALL STOCK REARING FARM LOCATED A SHORT DISTANCE FROM THE PRETTY VILLAGE OF DUNSCORE

- TRADITIONAL THREE BEDROOM FARMHOUSE REQUIRING FULL REFURBISHMENT
- PRODUCTIVE GRAZING LAND
- RANGE OF TRADITIONAL BUILDINGS WITH DEVELOPMENT POTENTIAL
- MODERN AGRICULTURUAL BUILDING
- BASIC PAYMENT ENTITLEMENTS REGION 1

IN ALL ABOUT 73.86 ACRES (29.89HECTARES)

FOR SALE PRIVATELY AS A WHOLE OR IN THREE LOTS

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VALUERS & RURAL CONSULTANTS

VENDORS SOLICITORS

Grieve Grierson Moodie & Walker
14 Castle St
Dumfries
DG1 1DR
Tel: 01387 266250

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
Lochanhead Farm is a small farm situated less than a mile away from the village of Dunscore. Lochanhead was actively farmed until May 2025 and was previously run as a productive stock rearing farm. The property is surrounded by the picturesque rural countryside and is being offered for sale in three lots or as a whole.

The farm extends in total to about 73.86 acres (29.89 hectares), to include the areas occupied by the access tracks, yard and steading, etc. The land has been under grazed in the last year and the fences would benefit from maintenance or renewal.

The nearby Village of Dunscore has a modern primary school with both primary & secondary schooling available at the highly regarded Wallace Hall Academy in Thornhill, about 6.5 miles from the property. Dunscore village is a thriving community which also boasts a recently built Health Centre and a local community run public house.

Further local services can be found in the town of Thornhill which offers an attractive and comprehensive range of shops, including two small supermarkets, a chemist, several niche clothes shops, a butcher, a baker, two hairdressers, an authentic Scottish/Italian café/fish & chip shop founded in 1929, high quality gift and fancy goods shops (one of which stages frequent art exhibitions), coffee shops and café/restaurants, a beautician, a chocolatier, as well as various hotels, pubs, Library, a garage, dentist, podiatrist, community hospital, and health centre.

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.

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 or in three lots

Lot 1 Lochanhead Farmhouse, Steading and grazing land in all about 16.31acres

Lot 2 16.01 Acres of grazing land east of Lochanhead

Lot 3 41.54 Acres of grazing land adjacent to Bessiewalla

GUIDE PRICE
Offers for **Lot 1** are sought **in excess of £ 330,000**
Offers for **Lot 2** are sought **in excess of £ 60,000**
Offers for **Lot 3** are sought **in excess of £ 150,000**

AS A WHOLE offers are sought **in excess of: £540,000**

VIEWING
By appointment with the 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

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PARTICULARS OF SALE

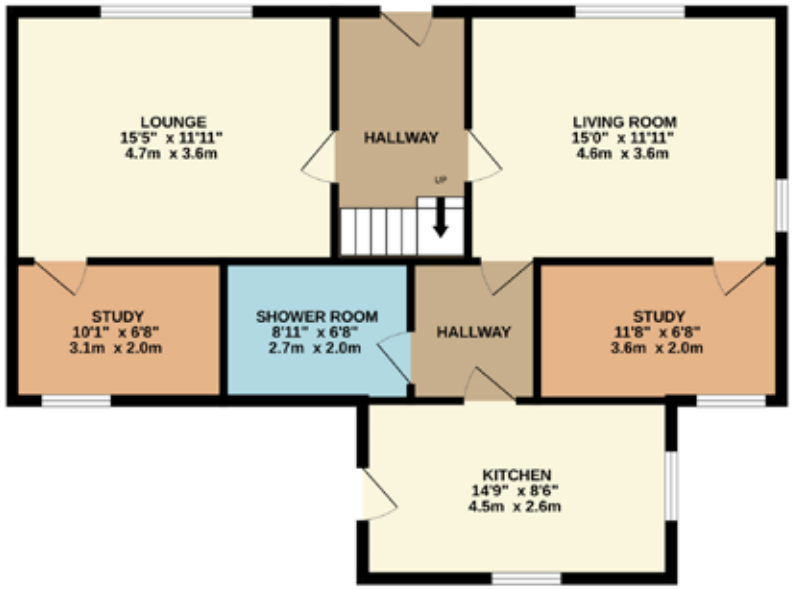
LOT 1 - LOCHANHEAD FARM (coloured pink on the sale plan)

Lochanhead Farmhouse is of traditional construction set over two floors under a slated roof and would benefit from a full refurbishment throughout, the accommodation briefly comprises-

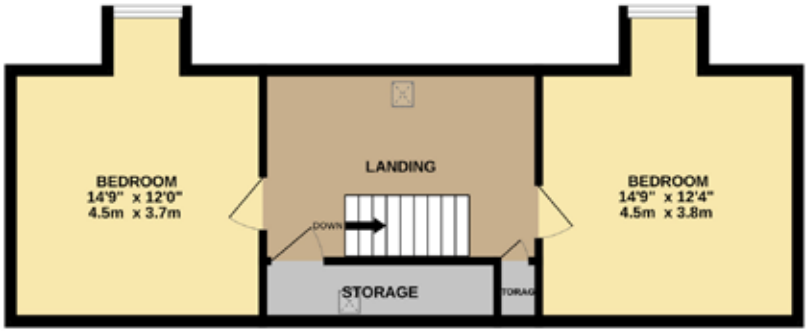
GROUND FLOOR

- **Side Porch Lean To**
  Providing access to the house from the farmyard,

GROUND FLOOR



FIRST FLOOR



- **Kitchen**
  Fitted with a range of floor units, including a induction hob, electric cooker and a breakfast bar. There are two large windows overlooking the rear and side of the property.

- **Hallway**
  Access to the shower room and the rest of the house.

- **Shower Room**
  Wet room with a shower, WC and a washing hand basin.

- **Living Room**
  With windows to the front and side of the house and a fireplace.

- **Office**
  Off the living room with a window to the rear and a built-in cupboard.

- **Central Hallway**
  Access to the first floor and also the front door which is UPVC.

- **Bedroom 1**
  Currently used as a downstairs bedroom but equally suited as a dining room, with large window to the front.

- **Office**
  Off bedroom 1 with a window to the rear.

FIRST FLOOR

- **Upper Landing**
  With a Velux window and access to eves storage.

- **Bedroom 2**
  With a window to the front and a fireplace.

- **Bedroom 3**
  With window to the front and a built cupboard.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	B	D (65)

FARM STEADING

The steading comprises of a range of traditional stone and brick-built buildings with slate roofs formerly the dairy, now utilised for general storage.

The farm benefits from a modern portal shed and a former silage clamp.

The traditional farm buildings have been reasonably well-maintained and provide useful dry storage. These buildings could be utilised for a number of uses or indeed they could have some development potential for change of use. We are informed that they have benefited in the past from planning permission but any interested party wishing to pursue this would need to make their own enquiries with Dumfries & Galloway Council

THE AGRICULTURAL LAND

The land extends in total to about 16.31 acres to include the areas occupied by the farmhouse, steading and access roads etc.

The agricultural land lies within a ring fence and is all down to grass for grazing or rough grazing. The land has not been actively farmed last year and is somewhat overgrown.

LOT 2 - LAND EAST OF LOCHANHEAD (coloured blue on the sale plan)

The farmland east Lochanhead extends to approximately 16.01 acres and is a mixture of grazing and rough grazing land with roadside access.

The land is classified as mainly yield classes 4 and 5 of the Macaulay Land Capability Scale as produced by the James Hutton Institute.

LOT 3 - LAND AT BESSIEWALLA (coloured green on the sale plan)

Land adjacent to Bessiewalla is situated along the road from Lochanhead Farm . The farmland extends to around 41.54 acres is currently a mixture of grazing and rough grazing.

The land is classified as mainly yield classes 4 and 5 of the Macaulay Land Capability Scale as produced by the James Hutton Institute. The land has been under grazed in the last year and the fences would benefit from maintenance or renewal.

BASIC PAYMENT ENTITLEMENTS – IACS / SAF
The whole of the agricultural land has been allocated payment region 1. 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 2025 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

Each lot benefits from region 1 entitlements with illustrative unit values of €160.66 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer all established Basic Payment Entitlements.

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 2026, this obligation expires on 31st December 2026.

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, **Grieve Grierson Moodie & Walker**, 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.

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.

ENTRY & VACANT POSSESSION
At a date to be mutually agreed.

OFFERS
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 March 2026

LOT 1		
Field Number	**Area (Ha)**	**Region/Use**
1	4.60	1 PGRS
2	1.12	1 PGRS
A	0.88	N/A RYB
TOTAL LOT 1	**6.60 HA (16.31 ACRES)**	

LOT 2		
Field Number	**Area (Ha)**	**Region/Use**
3	2.23	1 PGRS
4	1.92	1 PGRS
5	1.50	1 PGRS
6	0.83	1 PGRS
TOTAL LOT 2	**6.48HA (16.01 ACRES)**	

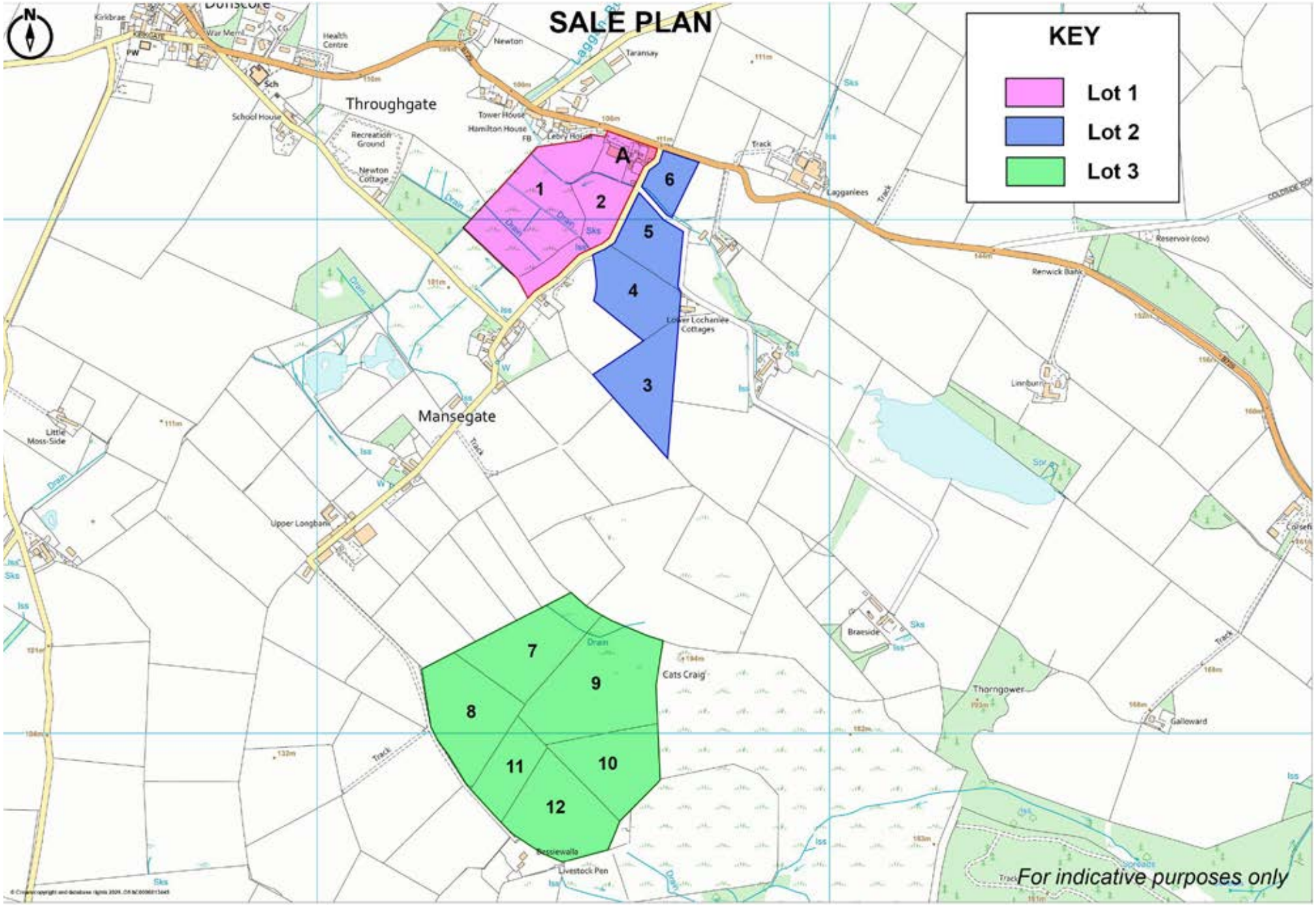
LOT 3		
Field Number	**Area (Ha)**	**Region/Use**
7	2.79	1 PGRS
8	2.93	1 PGRS
9	4.40	1 PGRS
10	2.37	1 PGRS
11	1.44	1 PGRS
12	2.88	1 PGRS
TOTAL LOT 3	**16.81HA (41.54 ACRES)**	

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 **29.89 Ha (73.86 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 Entitlement

LOT 1-- Region 1 – 5.10 Units
LOT 2-- Region 1 – 6.40 Units
LOT 3-- Region 1 – 16.50 Units



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