Gall Farm
Boreland • Lockerbie • DG11 2PA

Boreland 1 mile, Lockerbie 8 miles, Dumfries 19 miles, Carlisle 33 miles
(all distances approximate)

First Class Beef and Sheep Rearing Unit

Farmhouse (2 reception rooms, 3/4 bedrooms)
2 bedroom cottage
Extensive range of modern and traditional farm buildings across two yards
167 acres ploughable pasture / silage ground
159 acres permanent pasture
149 acres rough grazing
About 488 acres in total (197 hectares)

FOR SALE AS A WHOLE OR IN 2 LOTS

Savills Dumfries
28 Castle Street
Dumfries
DG1 1DG
01387 263066
Email: dumfriessrural@savills.com

Savills Edinburgh
8 Wemyss Place
Edinburgh
EH3 6DH
0131 247 3720
Email: edinburghrural@savills.com
Situation

Gall Farm is situated in gently undulating countryside near to the village of Boreland, about eight miles north of Lockerbie, within the region of Dumfries and Galloway. The town of Lockerbie lies at the heart of the local farming community and has a good range of shops and professional services as well as hotels, restaurants, a golf course and a train station.

Dumfries, 19 miles to the southwest, is a thriving town which provides a wide range of facilities including an excellent range of shops, supermarkets, sports clubs and professional services. The area is well served by agricultural suppliers and livestock markets including Lockerbie, Castle Douglas (37 miles), Carlisle, Longtown (28 miles) and Stirling (91 miles).

Communications to the area are excellent with the A74(M), the main route between England and Scotland, to the west (8 miles to junction 17). There are railway stations at Dumfries, Lockerbie and Carlisle, while Edinburgh is about 66 miles to the north. Ferry links to Ireland operate from Cairnryan (94 miles).

Southwest Scotland, with its rolling landscapes, extensive woodlands and unspoilt coastline, provides a wealth of opportunities for outdoor pursuits including golf (Lochmaben, Lockerbie and Dumfries), fishing (rivers Annan and Nith), shooting and sailing. There is a tennis club in Lochmaben and an ice rink at Lockerbie.
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Description

Gall Farm has been in the current owner’s family since the 1980s, operating as a beef and sheep rearing unit. The holding extends in total to about 488 acres (197 hectares) and includes an attractive farmhouse with a range of traditional farm buildings adjacent, a cottage nearby and a small range of modern buildings. Off lying from the farmhouse is the main steading where there are four modern framed buildings with accommodation for both cattle and sheep along with the silage pit and slurry lagoon.

The farmyard sits prominently in the centre of the farm, the land surrounding it being in two distinct blocks bisected only by the minor public road which provides excellent access. The land is of predominantly class 4 and 5 according to the James Hutton Institute land classification map and currently all down to grass. The holding lies between 175 – 242 metres above sea level and is wholly within the Less Favoured Area.

The holding presently carries 80 Shorthorn cows which are spring calving, with young male stock sold as stores and females kept as replacements or sold for breeding. In addition the farm is currently carrying 550 cross ewes and 150 hoggs with the fat lambs sold from July onwards.

Gall Farm is available as a whole or in two lots as follows:

Lot 1 – Gall Farm: Farmhouse, cottage, buildings and 244 acres in total;

Lot 2 – Land east of Gall Farm: 244 acres in total.
Lot 1 – Gall Farm

Gall Farmhouse

Gall Farmhouse sits centrally on the farm with a south westerly aspect and has fine views over the surrounding Dumfriesshire countryside. The farmhouse dates back to the mid 19th century and is of harled stone and slate construction, with accommodation over two floors as shown on the accompanying plans.

The front door opens into the main hallway which provides access to the ground floor accommodation, including lounge, living / dining room, kitchen, back hall, fourth bedroom and family bathroom. The kitchen is fitted with a range of good quality floor and wall units and leads through an archway to the living / dining room where there is a Clearview wood burning stove and space for a dining table. The fourth bedroom is off a small hall from the dining room. The lounge has an Arrow multifuel stove and access from both the main hall and rear hall which also provides access to the family bathroom.

From the main hallway a staircase leads up to the first floor landing which provides access to the three bedrooms. The farmhouse benefits from UPVC double glazing and oil fired central heating and hot water. Outside there is a south facing garden and ample space for parking to the rear of the farmhouse.

Farm Cottage

The Cottage sits to the west of the farmhouse within a private enclosed garden with uninterrupted views. The front door opens into a long hallway providing access to the kitchen, living room, dining room, two bedrooms and bathroom with shower, WC and wash hand basin.
Gall Farmhouse
Gross internal area (approx.): 193.3 sq m (2080.1 sq ft)
For identification only. Not to Scale.

Gall Farm Cottage
Gross internal area (approx.): 77.5 sq m (833.9 sq ft)
For identification only. Not to Scale.
Farm Buildings
Forming a courtyard with the rear of the farmhouse is a range of traditional farm buildings constructed of stone with asbestos sheet roofs. These sheds are predominantly used for dog kennelling and general storage. Adjacent to the traditional buildings and across the road the steading comprises:

1. **General Store (16.1m x 6.0m)**
   Timber frame shed with corrugated iron cladding and roof sheets.

2. **General Purpose Building (22.6m x 17.5m)**
   Steel portal frame shed with hardcore / concrete floor over two levels, concrete panels, profile metal sheet cladding and fibrous cement roof sheets.

3. **Slatted Shed (22.2m x 9.3m)**
   Steel frame shed with slatted concrete floor and central feed passage, concrete block walls, corrugated iron cladding and fibrous cement roof sheets.

   Situated approximately 200 metres to the west of the farmhouse and yard (via the farm road) is the main steading which comprises the following buildings:

4. **Cow Shed (30.5m x 18.4m)**
   Steel portal frame shed with solid concrete floor, central feed passage, concrete block walls, ventilated cladding and fibrous cement roof sheets.

5. **General Purpose Shed (42.5m x 12.9m)**
   Steel portal frame shed with hardcore / solid concrete floor, concrete panels, ventilated cladding and fibrous cement roof sheets with cantilever over-hang.

6. **Cubicle Shed (29.2m x 19.1m)**
   Concrete frame shed with concrete floor, block walls and fibrous cement roof sheets. 46 cubicles with rubber mats.

7. **Sheep Shed (22.5m x 15.2m)**
   Timber frame shed with part concrete / part earth floor, timber panel walls and corrugated iron roof sheets. Sheep race and handling facilities fitted internally.

8. **Slurry Pit**
   Shuttered concrete walls and floor.

9. **Silage Pit**
   Solid concrete floor and concrete panel walls.
Gall Farmland
Extending to 244 acres, and centred around the farmhouse and yards, access is from internal tracks. The farmland around the buildings is predominantly ploughable / silage pasture and permanent pasture and is generally enclosed by post and wire fences with all fields benefiting from natural water supply or troughs.
Lot 2 – Land to east of Gall Farm

Sitting to the east of the main road, lot 2 forms a ring fenced block of ground extending to 244 acres. The farmland is split between silage ground, permanent pasture and rough grazing and is generally enclosed with post and wire fencing. All enclosures benefit from natural water supply.

The farmland is identified on the sale plan with enclosure numbers which are detailed in the following table:

<table>
<thead>
<tr>
<th>FIELD NUMBER</th>
<th>Ploughable Pasture/Silage</th>
<th>Permanent Pasture</th>
<th>Rough Grazing</th>
<th>Woodland</th>
<th>Other</th>
<th>Total</th>
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<tbody>
<tr>
<td></td>
<td>Ha</td>
<td>Acres</td>
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<td>Acres</td>
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<td>Acres</td>
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<tr>
<td>Lot 1 – Gall Farm</td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>7.07</td>
<td>17.47</td>
<td>0.46</td>
<td>1.14</td>
<td>7.07</td>
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<td>1.27</td>
<td>3.14</td>
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<tr>
<td>3</td>
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<td>8.99</td>
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<tr>
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<tr>
<td>5</td>
<td>6.66</td>
<td>16.46</td>
<td>6.66</td>
<td>16.46</td>
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</tr>
</tbody>
</table>

| Lot 2 – Land to east of Gall Farm |
| 28 | 2.69 | 6.65 | 2.69 | 6.65 |
| 29 | 3.12 | 7.67 | 3.12 | 7.67 |
| 30 | 2.91 | 7.19 | 2.91 | 7.19 |
| 31 | 4.10 | 10.13 | 4.10 | 10.13 |
| 32 | 5.92 | 14.65 | 5.92 | 14.65 |
| 33 | 3.35 | 8.28 | 3.35 | 8.28 |
| 34 | 1.52 | 3.76 | 1.52 | 3.76 |
| 35 | 3.19 | 7.69 | 3.19 | 7.69 |
| 36 | 4.17 | 10.31 | 4.17 | 10.31 |
| 37 | 3.94 | 9.74 | 3.94 | 9.74 |
| 38 | 4.86 | 12.01 | 4.86 | 12.01 |
| 39 | 0.36 | 0.90 | 0.36 | 0.90 |
| 40 | 0.47 | 1.17 | 0.47 | 1.17 |
| 41 | 1.07 | 2.64 | 1.07 | 2.64 |
| 42 | 11.49 | 28.39 | 11.49 | 28.39 |
| 43 | 27.39 | 67.67 | 27.39 | 67.67 |
| 44 | 1.86 | 4.65 | 1.86 | 4.65 |
| 45 | 12.86 | 31.78 | 12.86 | 31.78 |
| Lot 2 – Total | 16.65 | 41.14 | 18.91 | 46.72 | 60.54 | 149.59 | 2.72 | 6.73 |

TOTAL | 67.66 | 167.18 | 64.44 | 159.23 | 60.54 | 149.59 | 3.79 | 9.38 | 1.44 | 3.56 | 197.87 | 488.93
**General Remarks And Information**

**Viewing**
Strictly by appointment with Savills. Given the potential hazards of any farm, we request you take care when viewing the property, especially around the farmyard.

**Directions**
From Lockerbie, follow the B723 north towards the village of Boreland for approximately 7 miles. Once in Boreland turn right on the left hand bend (signposted for Corrie). The farm road end is approximately 0.3 miles from this junction on the right hand side and signposted Gall Farm. The post code is DG11 2PA.

**Entry and Possession**
Entry by arrangement.

**Offers**
Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, 28 Castle Street, Dumfries, DG1 1DG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

**Solicitors**
McJerrow and Stevenson, 55 High Street, Lockerbie DG11 2JJ.
Tel. 01576 202123 Fax. 01576 202 898

**Fixtures and Fittings**
All fitted carpets and light fittings are included in the sale.

**Services, Council Tax and Energy Performance Certificates**

<table>
<thead>
<tr>
<th>Property</th>
<th>Services</th>
<th>Council Tax Band</th>
<th>EPC Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gall Farmhouse</td>
<td>Mains electricity, mains water, septic tank, oil fired central heating</td>
<td>D</td>
<td>E</td>
</tr>
<tr>
<td>Gall Cottage</td>
<td>Mains electricity, mains water, septic tank, oil fired central heating</td>
<td>C</td>
<td>E</td>
</tr>
</tbody>
</table>

**Sporting Rights**
The sporting rights are in hand.

**Mineral and Timbers Rights**
In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

**Ingoing Valuation**
The purchaser of the property, in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

1. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
2. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundry at cost.

**Note:** If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as Savills shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 5% over Bank of Scotland borrowing rate.

**Servitude Rights, Burdens, Wayleaves And Statutory Public And Other Access Rights**

1. The property is sold subject to and with the benefit of all 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 will be held to have satisfied themselves as to the nature of all such servitude rights and others.
2. There are wayleaves in favour of Scottish Power for electricity pylons.
3. The farm road is council owned from the road end to the eastern edge of the farm buildings and then owned by Gall Farm.
4. There is a right of way over the farm road serving four properties to the west of the farm.
5. There are servitudes for two British Gas Corporation pipelines running through the property. Further information available from the selling agents.

**Basic Payment Scheme**
For the avoidance of doubt, there is no basic payment scheme entitlement included in the sale.
**Stipulations**

**Purchase Price**
Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

**Disputes**
Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

**Plans, Areas and Schedules**
These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

**Overseas Purchasers**
Any offer by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

**Lotting**
It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

**Generally**
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

**Apportionments**
The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser as at the date of entry.

**Important Notice**
Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document. 2. 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 and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 17/06/01 SH