

Our ref: BUR005.1130.19

Your ref:

Date: Date as Postmark

Dear Sirs,

**BURNFOOTHILL, EAGLESFIELD, LOCKEBIE, DG11 3AD  
CLOSING DATE**

Thank you for your interest shown in Burnfoothill Farm.

Due to the level of interest in this property a closing date has been set. Your best offer(s) should be submitted to this office in Scottish legal form no later than:-

**12 noon on Tuesday 28th July 2020**

Offers should be emailed to [CE@drrural.co.uk](mailto:CE@drrural.co.uk) or posted to Davidson and Robertson, 7M Lakeland Business Park, Lamplugh Road, Cockermouth, CA13 0QT and marked 'Burnfoothill Farm, Eaglesfield, Lockerbie – offer. Private & Confidential'

The Vendor is not bound to accept the highest or indeed any offer. Please also note that any areas and plans are to be treated as indicative and for illustration purposes only.

If you should have any further queries please do not hesitate to get in touch with myself or my colleague Joe Bell via email or phone on 01900 268633.

Your Faithfully,



Chris Edmunds Bsc (Hons) MRICS FAAV  
Director – [CE@drrural.co.uk](mailto:CE@drrural.co.uk)



Regulated by RICS

**Directors:**  
S M HALL FRICS FAAV ACIArb FRAGS  
D C REID THOMAS MSc MLE MRICS  
N MILNER BLE(Hons) MRICS FAAV  
C EDMUNDS BSc(Hons) MRICS FAAV  
D BATHGATE MBA FAAV  
I AUSTIN MA(Hons) MRICS FAAV  
G HIPWELL MA(Hons) MRICS FAAV

**Associate Directors:**  
R A BOOTH BLE(Hons) MRICS  
G TOPP MLE MRICS FAAV  
F THOMSON BSc MLE MRICS FAAV

**Offices across Scotland and Northern England**



Davidson & Robertson is the trading name of Davidson & Robertson Ltd.

Registered in Scotland No. 270490.

Letting Agent Registration No.  
**LARN1904065.**

VAT No. 806525144.

Registered office: Riccarton Mains, Currie,  
Edinburgh, EH14 4AR.

# FOR SALE

## Burnfoothill

Eaglesfield, Lockerbie, Dumfries and Galloway, DG11 3AD

DAVIDSON  
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS



Offices across Scotland and Northern England

[www.drrural.co.uk](http://www.drrural.co.uk)



# Burnfoothill

## Eaglesfield, Lockerbie, Dumfries and Galloway, DG11 3AD

Burnfoothill is an excellent opportunity to purchase a lifestyle and stock farm extending to 122.80 acres (49.70 ha) in an accessible area of Dumfries & Galloway with good access to the A74(M) / M6.

### Lot 1 - 7.80 acres (3.16 ha):

- Traditional farmhouse.
- Steading with a range of traditional and modern buildings.
- 6.00 acres (2.42ha) of mowable grassland.
- 0.86 acres (0.35ha) of mixed broadleaf/conifer woodland.
- 0.94 acres (0.38ha) of yard, steading and tracks.

### Lot 2 - 115 acres (46.54ha) of land:

- 6.38 acres (2.58ha) of mowable grassland.
- 50.28 acres (20.35ha) of permanent pasture/ grazing.
- 25.70 acres (10.40ha) of moss/rough grazing.
- 9.22 acres (3.73ha) of rough grazing.
- 23.42 acres (9.48ha) of mixed broadleaf/conifer woodland.

### For sale as a whole or in 2 lots.

#### Selling Agents

Davidson & Robertson  
7M Lakeland Business Park  
Cockermouth  
Cumbria  
CA13 0Q

Tel: 01900 268633

Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)

#### Situation

The property has excellent transport links as it is located just 3 miles to the west of the A74(M) whilst also being positioned in a scenic location. Lockerbie is situated 11 miles away with schools and a range of local amenities such as supermarkets and local shops. Gretna provides a wide range of outlet shopping and other services including school and restaurants and has excellent links to the M6 and A75.

Lockerbie 11 miles · Carlisle 27 miles · Glasgow 82 miles · Edinburgh 86 miles

#### Access

The property is accessed off Springkell Road, down a private farm track. In the event that the Property is sold in Lots then Lot 2 will be granted a right of access over Lot 1. Please contact the Selling Agents for further details.

#### Directions

From Lockerbie, travel south 10 miles on the A74 (M); and off through Eaglesfield at junction 20 onto the B722 road to Springkell. After 3 miles, take a sharp left and follow the sign for 'Gair'. The entrance to Burnfoothill is 0.5 miles on the right.

From Carlisle, travel north on the M6 and carry onto the A74 (M) until Junction 20 to Eaglesfield/Annan. From Junction 20, drive through Eaglesfield on the B722 road to Springkell. After 3 miles, take a sharp left and follow the sign for 'Gair'. The entrance to Burnfoothill is 0.5 miles on the right.







### Description

Burnfoothill is an ideal lifestyle and stock farm set in the picturesque location of Dumfries & Galloway. The holding comprises a traditional farmhouse, range of traditional stone and modern steading buildings, agricultural land and woodland. The property has formerly been farmed as a dairy enterprise and benefits from a substantial modern building with cubicles which could be used for farming or other uses in the future. The property provides the opportunity for use as a livestock unit, lifestyle property or for those with an interest in forestry and/or environmental management.

#### Lot 1: Burnfoothill Farmhouse, Steading and 6 acres (2.42ha) of Land

The house is of a traditional stone and slate 1 ½ storey construction. The property is generally in good condition with the opportunity to modernise and redecorate. The property benefits from majority double glazing and oil fired central heating. The accommodation consists of:



### Ground Floor

#### Kitchen:

Fitted kitchen with breakfast bar, electric hob and oven.

#### Sitting room:

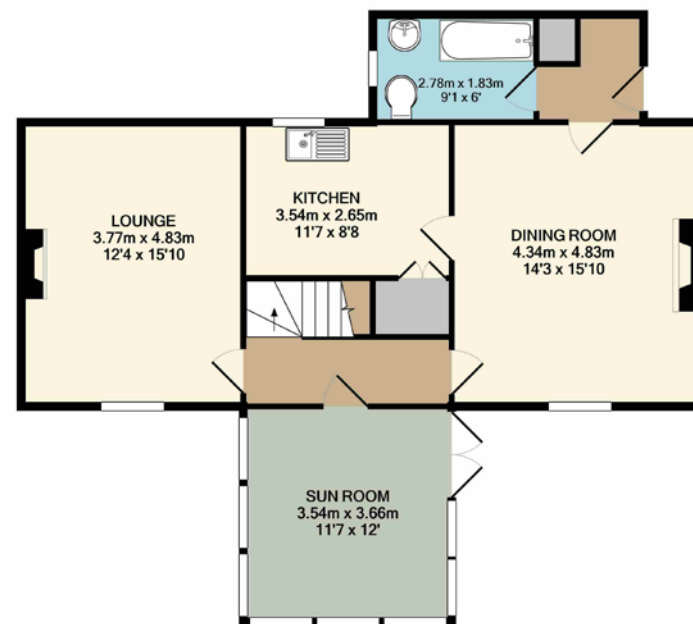
Wood burner, a double-glazed window looking over the front field and woodland.

#### Living room:

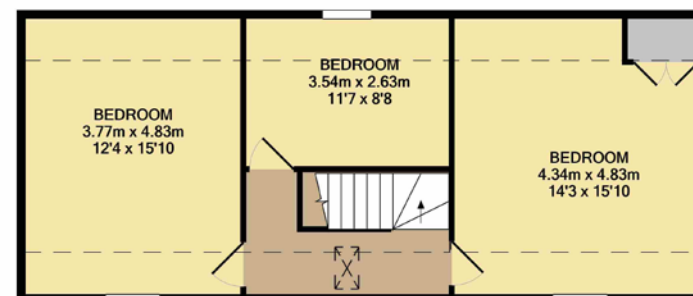
With feature fireplace, radiator, double-glazed bay windows looking over the front field and yard.

#### Garden room:

Double glazed extension with French doors to the front garden. Electric heating and pitched slate roof.



GROUND FLOOR



1ST FLOOR





#### **Bathroom:**

Shower over bath, pedestal sink, WC, double glazed window and radiator.

#### **Rear vestibule:**

Boiler and cupboard.

#### **First Floor**

##### **Upstairs landing:**

Single glazed ceiling window.

##### **Bedroom 1:**

Double bedroom with double glazed window with view to the front field and woodland.

##### **Bedroom 2:**

Double bedroom with double glazed window with view to the front field and woodland.

#### **Bedroom 3:**

Single bedroom with double glazed window.

Externally are lawned garden areas, to the rear and side of the property with a patio area.

#### **Steading**

The steadying forms a mix of traditional and modern buildings and offer the potential for a prospective purchaser to use some of these for agriculture, storage or re-development subject to acquiring the necessary consents.

#### **1. Farmhouse**

The farmhouse is located to the south of the steadying and is attached to the traditional stone buildings.

#### **2. Crop Store (approx. 42.67m x 12.54m)**

Wooden pole framed barn with box profile sheeting on gables with sheeted roof and concrete floor.

#### **3. Modern livestock building (approx. 42.67m x 12.73m)**

Sheeted steel portal frame with concrete panel/box profile sides and roof with block walling. Concrete slated flooring with 72 cubicles. Underground concrete slurry store.

#### **4. Traditional Building (approx. 4.50m x 4.00m)**

Traditional stone barn under slate roof with cubicles.

#### **5. Traditional Building (approx. 4.80m x 4.00m)**

Traditional stone barn under slate roof loose box.

#### **6. Feedstore (approx. 4.20m x 4.60m)**

Stone building under slate roof with concrete floor.

#### **7. Old Parlour (approx. 22.90m x 4.00m)**

Stone building under slate roof with concrete floor containing old parlour pit.

#### **8. Stone Building (approx. 7.40m x 4.90m)**

Stone built under slate roof containing concrete cubicles.

#### **9. Tank Room (approx. 2.60m x 4.90m)**

Stone walls under slate roof. Stainless steel milk tank and double glazed windows.

#### **10. Pole Barn (approx. 18.40m x 10.40m)**

Timber framed pole barn with corrugated tin cladding. Part earth/concrete floor as a holding area at one end with concrete flooring at the other with concrete cubicles and a feeding bay. Asbestos roof with damage – please do not enter this building and take care in the vicinity.



**11. Lean To (approx. 2.00m x 8.00m)**

Lean to with timber frame and corrugated tin cladding, in need of repair.

**12. Remains of Barn**

Dilapidated buildings previously comprising of timber frame, stone walls and slate roof. Please take care when viewing and keep clear of this building.

**13. Lean to (approx. 8.90m x 4.40m)**

Small lean to the east of building 10. Concrete floor, Yorkshire boarding and breezeblock wall, steel portal frame and box profile roof with sky light panels.

**14. Midden (approx. 8.90m x 4.40m):**

Concrete floor with block walls.



Burnfoothill  
Indicative Steading Plan  
NTS







#### Land

The land extends to approximately 122.80 acres (49.70 ha) including 12.38 acres (5.01 ha) mowable grassland, 50.28 acres (20.35ha) of permanent pasture/grazing, 25.70 acres (10.40ha) of moss/rough grazing, 9.22 acres (3.73ha) of rough grazing, 24.28 acres (9.83ha) of mixed broadleaf/conifer woodland with 0.94 acres (0.38 ha) of roads, yards and buildings.

The land is within a ring fence and offers a prospective Purchaser the chance to develop a program of management to suit their needs. There is also potential benefits to be had with regards to environmental and carbon projects in the future.

The land at Burnfoothill is classed as between 4 to 6 on the James Hutton Institute Land Capability for Agriculture classification.

#### Woodland

The woodland areas consist of mixed broadleaved and coniferous trees which are typical traditional native mixed woodland for the south of Scotland offering a diverse range of habitats, ranging from areas of well-established multistore broadleaves including veteran/majestic trees to areas of lower density trees and open ground. The woodlands could offer a good supply of firewood with the possibility of some higher value product and would benefit from pro-active future management. The planted area extends to 24.28 acres (9.83ha) or thereby.

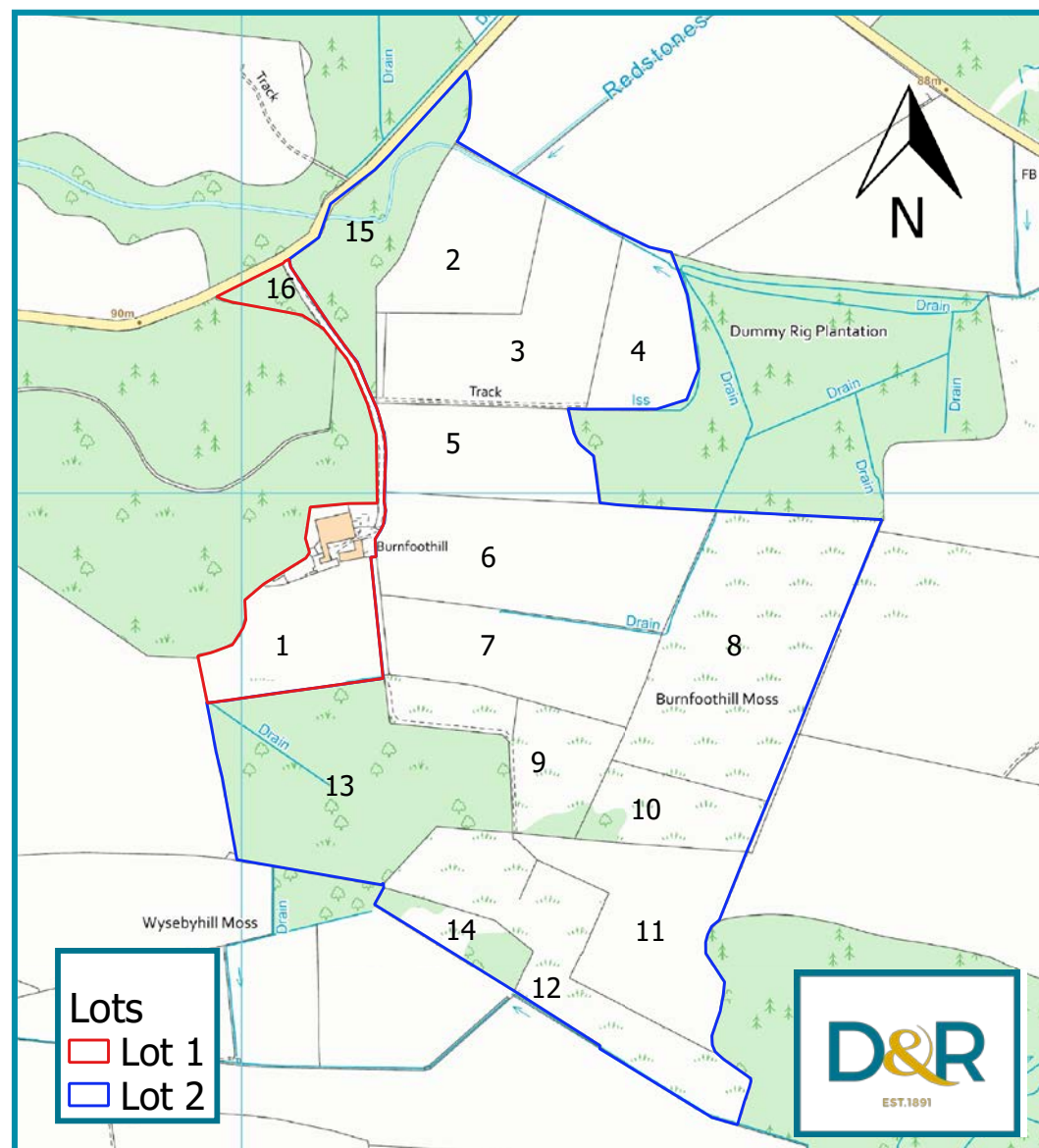
#### Lot 1

The land comprises 6 acres (2.42ha) of mowable grassland to the south of the house and 0.86 acres (0.35ha) of mixed broadleaf/conifer woodland at the entrance to the property.

#### Lot 2

The land consists of 6.38 acres (2.58ha) of mowable grassland, 50.28 acres (20.35ha) of permanent pasture/grazing, 25.70 acres (10.40ha) of moss/rough grazing; 9.22 acres (3.73ha) of rough grazing and 23.42 acres (9.48ha) of mixed broadleaf/conifer woodland. This is accessed by the track from the road.

Field Number	Acres	Hectares	Description
<b>Lot 1</b>			
1	6.00	2.43	Mowable Grassland
16	0.86	0.35	Woodland
	0.94	0.38	RYB
<b>Total</b>	<b>7.80</b>	<b>3.16</b>	
<b>Lot 2</b>			
2	6.62	2.68	Permanent Pasture/ Grazing
3	9.98	4.04	Permanent Pasture/ Grazing
4	4.79	1.94	Permanent Pasture/ Grazing
5	6.38	2.58	Mowable Grassland
6	12.16	4.92	Permanent Pasture/ Grazing
7	7.86	3.18	Permanent Pasture/ Grazing
8	15.72	6.36	Moss/Rough Grazing
9	6.00	2.43	Moss/Rough Grazing
10	3.98	1.61	Moss/Rough Grazing
11	8.87	3.59	Permanent Pasture/ Grazing
12	9.22	3.73	Rough Grazing
13	15.02	6.08	Woodland
14	2.22	0.9	Woodland
15	6.18	2.5	Woodland
<b>Total</b>	<b>115.00</b>	<b>46.54</b>	







### Services

The farmhouse benefits from mains electricity and water, with drainage to a private septic tank. There is central heating and hot water provided by an oil fired boiler. Some of the outbuildings were noted to have electricity and mains water.

### Council Tax

This property is in Council Tax Band D

### Field Schedule

Field schedule arranged in table above.

### Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

### Energy Performance Certificate Rating

The EPC rating for Burnfoothill Farmhouse has been assessed as Band F29.

### IACS

There are no entitlements included in this sale.

### Less Favoured Area Support Scheme (LFASS)

The farm has Less Favoured Area status and is eligible for Less Favoured Area Support Scheme payments subject to meeting criteria.

### Development

There are no known planning applications on this property. There may be the potential to progress alternative uses subject to relevant planning and other permissions.

### Sporting & Mineral Rights

Any sporting or mineral rights are included in the sale in so far as they are owned and included within the vendor's title.

### Sale

The property is for sale with Vacant Possession upon completion.

### Local Authority

Dumfries & Galloway Council  
109-115 English St  
Dumfries  
Dumfries and Galloway  
DG1 2DD

### Plans, Areas and Schedules

Plans, Areas and Schedules These are based on the IACS, Ordnance Survey and Title Deeds 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 themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson. Telephone 01900 268633 or via email sales@drural.co.uk All viewings to be organised with the Selling Agent.

Please note with current COVID 19 restrictions inspections should be limited where possible and all relevant government compliance should be adhered too.

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Solicitor

FAO Steve Williams  
McJarrow & Stevenson  
55 High Street  
Lockerbie  
DG11 2JJ  
01576 202123  
sw.mcjarrow@btinternet.com

### Date of Entry

By mutual agreement.

### Important Notes

#### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

#### Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

#### Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. There are electricity power lines and poled telephone lines crossing the subjects.

Forestry Commission Scotland have the benefit of an unrestricted servitude right of access from the public road and via the track to Dummy Rig Plantation. Maintenance is according to user and the cost of any improvements/works associated with this right are to be borne by the Owners of Dummy Rig Plantation. Further information is available from the Seller's Solicitor.

### PARTICULARS AND MISREPRESENTATION

These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.





Offices across Scotland and Northern England

[www.drrural.co.uk](http://www.drrural.co.uk)



**PARTICULARS AND MISREPRESENTATION** - These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn. Particulars prepared June 2020, Photos taken June 2020.