

**FOR SALE**

**Grahamsfield**

Ecclefechan

**DAVIDSON  
& ROBERTSON**

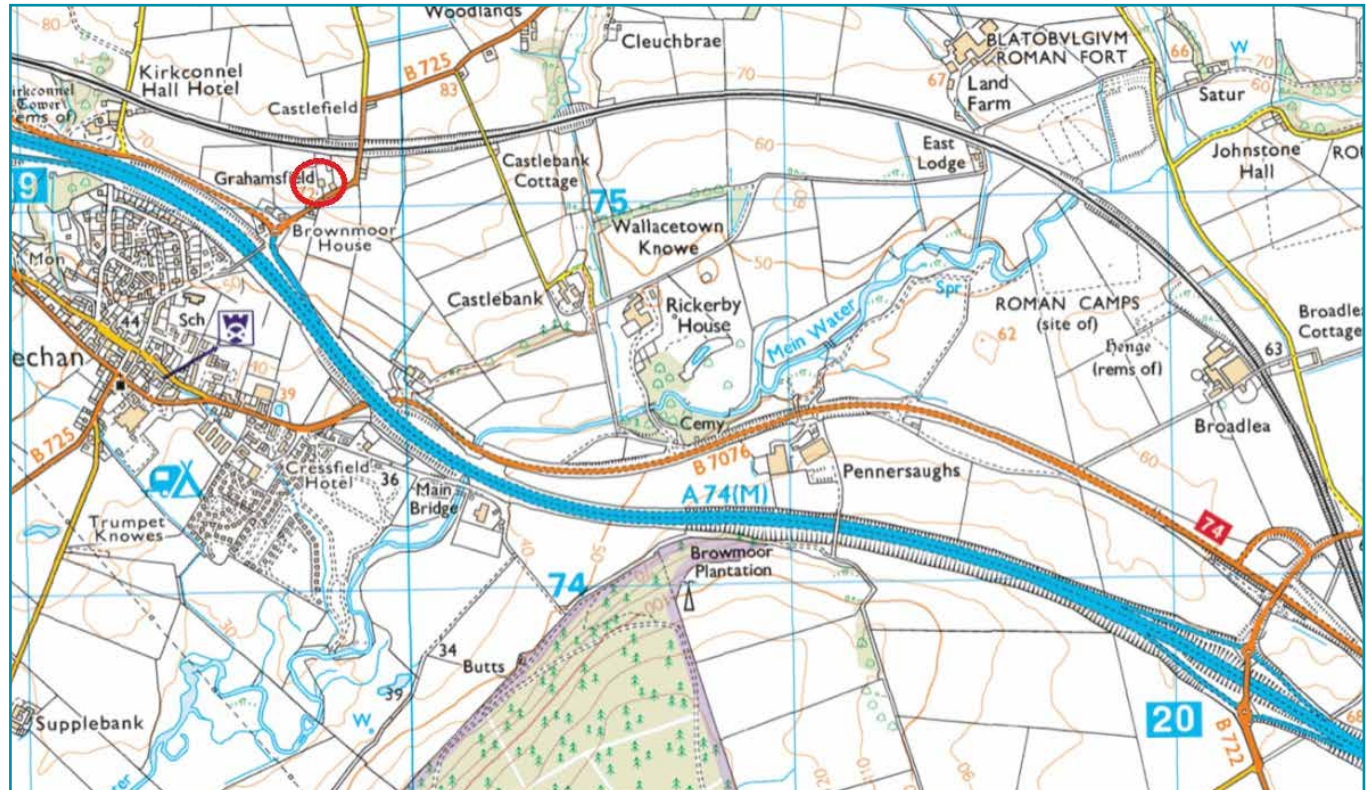
RURAL SURVEYORS & CONSULTANTS

## Grahamsfield

### Ecclefechan, Lockerbie, Dumfries & Galloway, DG11 3EE

A unique opportunity to acquire a smallholding comprising of approximately 5.8 acres (2.3 hectares) or thereby. The Property is situated in southwest Scotland, close to the Scottish border and benefits from large yards with HGV access, cattle court, and grazing land.

- Located 0.5 miles east of Ecclefechan
- Excellent access to the A74 motorway
- 3/4 bedroom cottage
- 2 bedroom holiday cottage



#### Situation

The Property is located close to the Scottish borders, just east of Ecclefechan.

Ecclefechan – 0.5 miles  
 Lockerbie – 7 miles  
 Carlisle – 19 miles

#### Access

The Property can be access directly from the B725.

The What3words code for the Property is: ///look.repaying.seaweed

The Postcode for the Property is: DG11 3EE

#### Directions

From the centre of Carlisle, head north on the A7 towards Warick Road and follow for 0.2 miles. Then turn right onto Victoria Place and follow for 0.1 miles, then take a left turn onto Georgian Way and follow for 0.2 miles.

At Hardwick Circus, take the second exit and follow the A7 for 2.3 miles. At Greymoorhill interchange, take the second exit towards the M6 slip road. Continue onto the A74(M) and travel 10.5 miles before taking junction 19 towards Ecclefechan. At the roundabout, take the third exit onto B725, follow the B725 for 0.6 miles and the property is located to the left.

#### Selling agents

##### Davidson & Robertson

Rural Centre  
 West Mains  
 Ingliston  
 Edinburgh  
 EH28 8LT

Tel: 0131 449 6212  
 Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
 Web: [www.drrural.co.uk](http://www.drrural.co.uk)

### Description

Grahamsfield consists of a 3 to 4 bedroom cottage with an adjoining holiday cottage.

Extending to approximately 5.8 acres (2.3 hectares), the Property also features large yards with HGV access, a portal-framed cattle court, and grazing land.

The accommodation briefly consists of the following:

### Grahamsfield Cottage

#### Utility Room

Wash hand basin

#### Kitchen

Adjoining living room

#### Living Room

#### Hallway

Providing access to rooms

#### Downstairs landing

#### Stairs

Leading to upstairs landing and hall

#### Upstairs Landing

Providing access to rooms

#### Bedroom 1

Double bedroom

#### Sitting room

Sitting room with fireplace

#### Study

Study with window

#### Wet Room

Shower, wash hand basin and WC

#### Bedroom 2

Double bedroom

#### Bedroom 3

Double bedroom

#### Bathroom,

Wash hand basin, bath, and WC

### Grahamsfield Holiday Cottage

#### Living Room

With fireplace

#### Bedroom 1

Double bedroom

#### Bedroom 2

Single bedroom

#### Bathroom

Shower over Bath, wash hand basin, and WC

#### Kitchen

Kitchen units with sink

### Buildings and External

#### Building 1

Derelict block building

#### Building 2

Stock building with corrugated metal roof

#### Building 3

Block garage



#### Building 4

Block Workshop

#### Building 5

Well sized portal frame building

#### Land

Rough grazing land

#### Water Trough

The owners of the adjoining property have nonexclusive entitlement to use the water trough. The exact location of which is shown on the plan within these particulars, with provisions for appointment of billing and shared maintenance. Further details can be provided by the Vendors solicitor.



### Planning

The full planning history summary with regards to the property can be provided upon request. Prospective purchasers should make their own investigations into the planning consents and all relevant information including looking at the local authority planning portal. It is recommended that those interested seek appropriate professional advice.

It may be that other uses for the site could be looked into. Prospective purchasers should make their own enquiries accordingly and any such use would be dependent on obtaining the relevant permissions.

### Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

### Mineral Rights

To the extent they are included within the vendor's title.

### Services

It is up to prospective interested parties to make their own enquiries with regards to services for the property. It may be that connection(s) are reserved in favour of the Owners retained property as part of any agreement such the Owners wish to retain any part of the Property. Please note it is the Owners intention to sell the Property as a whole.

### Local Authority

Dumfries and Galloway Council  
Council HQ  
English Street  
Dumfries,  
DG1 2DD

### Plans, Areas and Schedules

These are based on the 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.

### Solicitor

McJarrow and Stevenson, 55 High Street, Lockerbie, DG11 2JJ

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: sales@drrural.co.uk or AH@drrural.co.uk

### Date of Entry

By mutual agreement.

### 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.

### Council Tax

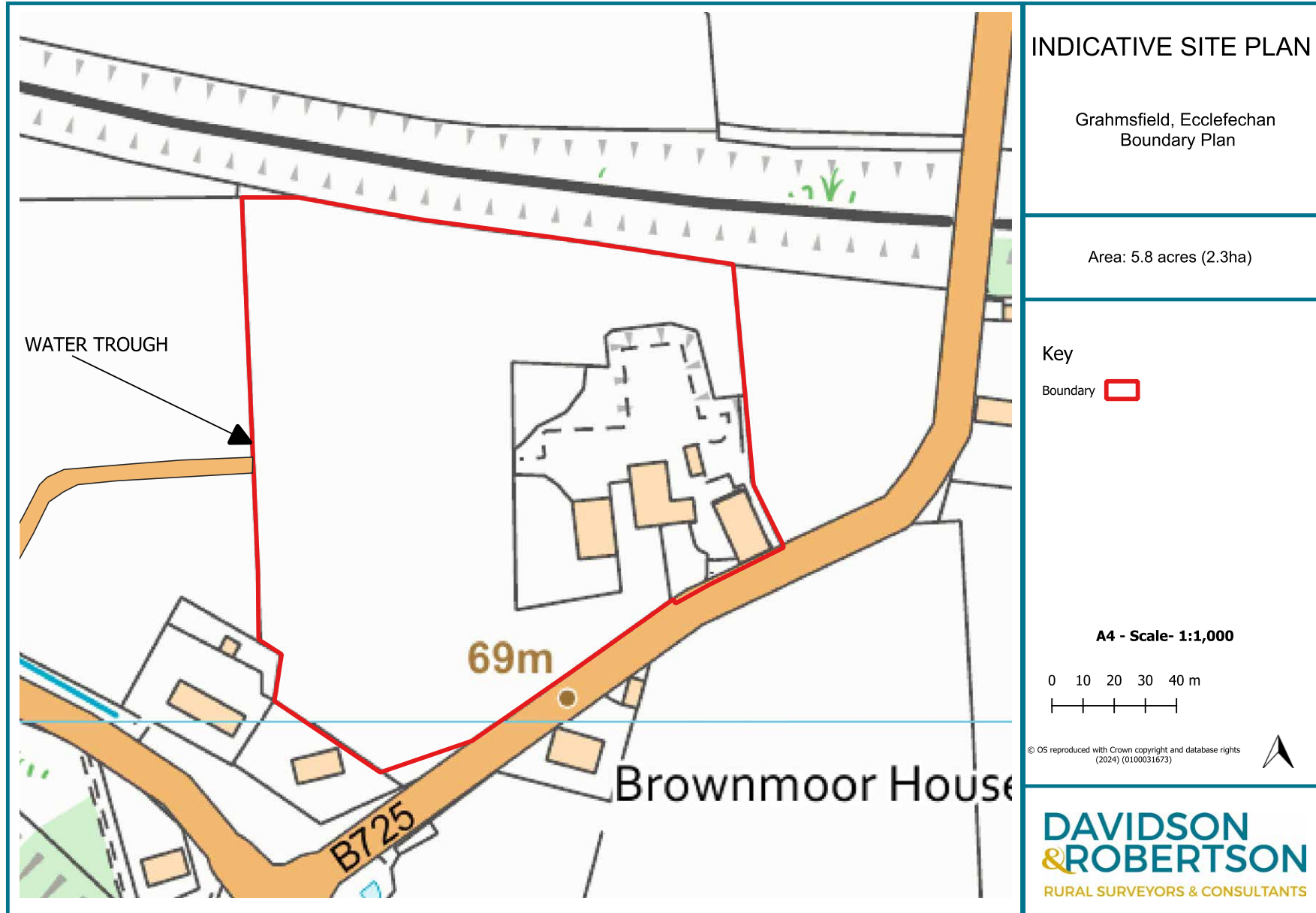
Grahamsfield is in council tax band E. Grahamsfield Cottage is in council tax band A.

### Energy Performance Certificate Rating

The EPC rating has been assessed as Band E (44) and Band E (54). For full copies of the EPC information and copies of the reports please contact the Selling Agent.

### Operators Licence

Please note that the current owners hold an operators licence to run six lorries and trailers from the Property.





### Important Notes

Interested parties should register their interest and any proposals should be submitted to sales@dr rural.co.uk or to Davidson & Robertson, Rural Centre, West Mains, Ingliston, Edinburgh EH28 8LT. Should a proposal be submitted to the office address please also confirm via telephone or email. The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties. A closing date for proposals may be fixed. The owner is not bound to accept any proposal, or 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.

### Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photographs taken: September 2024  
Particulars prepared: February 2024