



# **NORTH CORBELLY FARM**

**New Abbey, Dumfries, DG2 8DH**

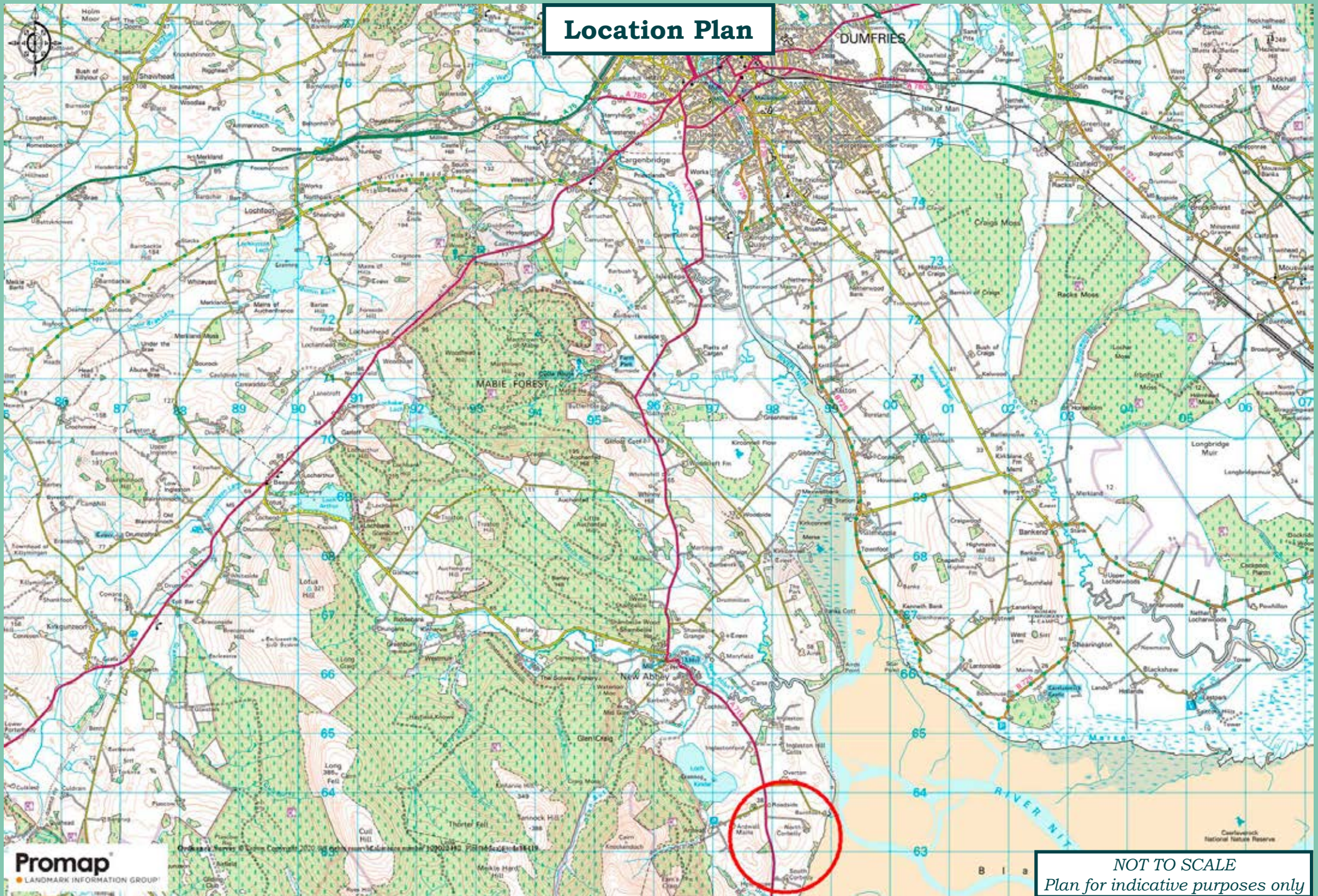


**THREAVE RURAL**

**LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS**



# Location Plan





# NORTH CORBELLY FARM

**New Abbey, Dumfries, DG2 8DH**

**New Abbey 2.8 miles, Dumfries 10 miles, Carlisle 43 miles, Glasgow 87 miles**

## **AN EXCEPTIONAL HIGHLY PRODUCTIVE DAIRY FARM LOCATED WITHIN A STUNNING COASTAL AREA OF DUMFRIES & GALLOWAY**

- THREE BEDROOM FARMHOUSE WITH SEA VIEWS
- THREE BEDROOM FARM COTTAGE WITH SEA VIEWS
- 18/18 HERRINGBONE PARLOUR
- MODERN AND TRADITIONAL STEADING (CUBICLES FOR 175)
- RING FENCED FARM
- PRODUCTIVE ARABLE AND GRASSLAND
- BASIC PAYMENT (97.87 REGION 1 & 1.14 REGION 2)
- FARMHOUSE EPC RATING – F34
- COTTAGE EPC RATING – E49

**IN ALL ABOUT 260.54 ACRES (105.44 HA)**

**FOR SALE PRIVATELY AS A WHOLE**

### **VENDORS SOLICITORS**

Dales Solicitors  
18 Wallace St  
Galston  
KA4 8HP  
Tel: 01563 820216



### **SOLE SELLING AGENTS**

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)









## INTRODUCTION

North Corbely Farm is situated on the Solway Coast not far from the pretty village of New Abbey. North Corbely Farm is an exceptional dairy farm, benefitting from a traditional farmhouse, farm cottage, modern and traditional farm buildings, 18/18 Herringbone parlour and about 256 acres of agricultural land. The agricultural land is down to grass or forage crops for grazing and conservation (silage or hay), with the land also being capable of growing a wide range of cereal and other forage crops.

The nearby village of New Abbey has a wealth of history with the ruined Sweetheart Abbey nestled within the centre. New Abbey is a very active, friendly community and benefits from a primary school, tearoom, shop, etc. A wider range of essential services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75. The international airports of Glasgow & Edinburgh are within a one and a half hour drive. There are mainline railway stations at both Dumfries and Lockerbie.

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 with the region boasting no fewer than twenty-nine courses.

## DIRECTIONS

From New Abbey follow the A710 west for just over 2 miles and North Corbely is located on the left hand side, 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.

## GUIDE PRICE

Offers for North Corbely are sought **in excess of: £1,800,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**The Rockcliffe Suite**  
**The Old Exchange**  
**Castle Douglas, DG7 1TJ**  
**Tel: 01556 453453**  
**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

### NORTH CORBELLY FARMHOUSE

This traditional farmhouse occupies an elevated site within its own garden grounds adjacent to the farmyard. The property is of traditional construction under a slated roof and benefits from open sea views. A floor plan is included within these particulars for ease of reference.

The property offers three bedroomed family accommodation over two floors, very briefly comprising:

### GROUND FLOOR

- **Rear Entrance Porch**
- **Kitchen / Dining Room**
- **Front Door Porch**
- **Central Hallway**
- **Living Room**



- Family Bathroom

#### FIRST FLOOR

- Double Bedroom 1
- Cloakroom
- Double Bedroom 2
- Study/Boxroom
- Double Bedroom 3

#### SERVICES

- Electric storage heating system
- Mains & private water supply
- Mains electricity
- Private drainage
- High speed broadband connection (300 mbps)
- The telephone line is installed subject to the normal BT regulations.





## OUTSIDE

The farmhouse enjoys its own dedicated garden grounds to the front, benefitting from open sea views.



- Double Bedroom 2
- Double Bedroom 3
- Family Bathroom

## NORTH CORBELLY FARM COTTAGE

The farm cottage is of traditional construction set under a slated roof, benefitting from its own garden grounds with open sea views. The accommodation very briefly comprises:

- Entrance Porch
- Kitchen
- Living Room
- Central Hallway
- Double Bedroom 1

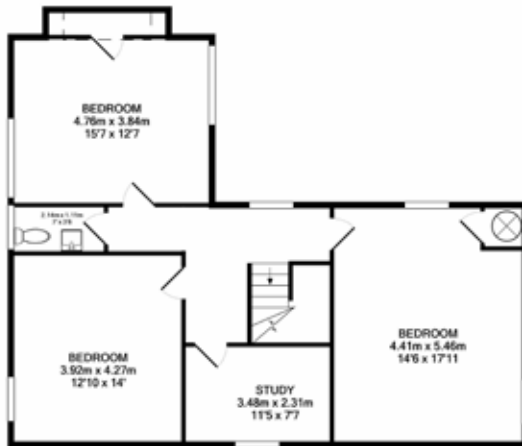


## Farmhouse Floor Plan



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR

## Farm Cottage Floor Plan



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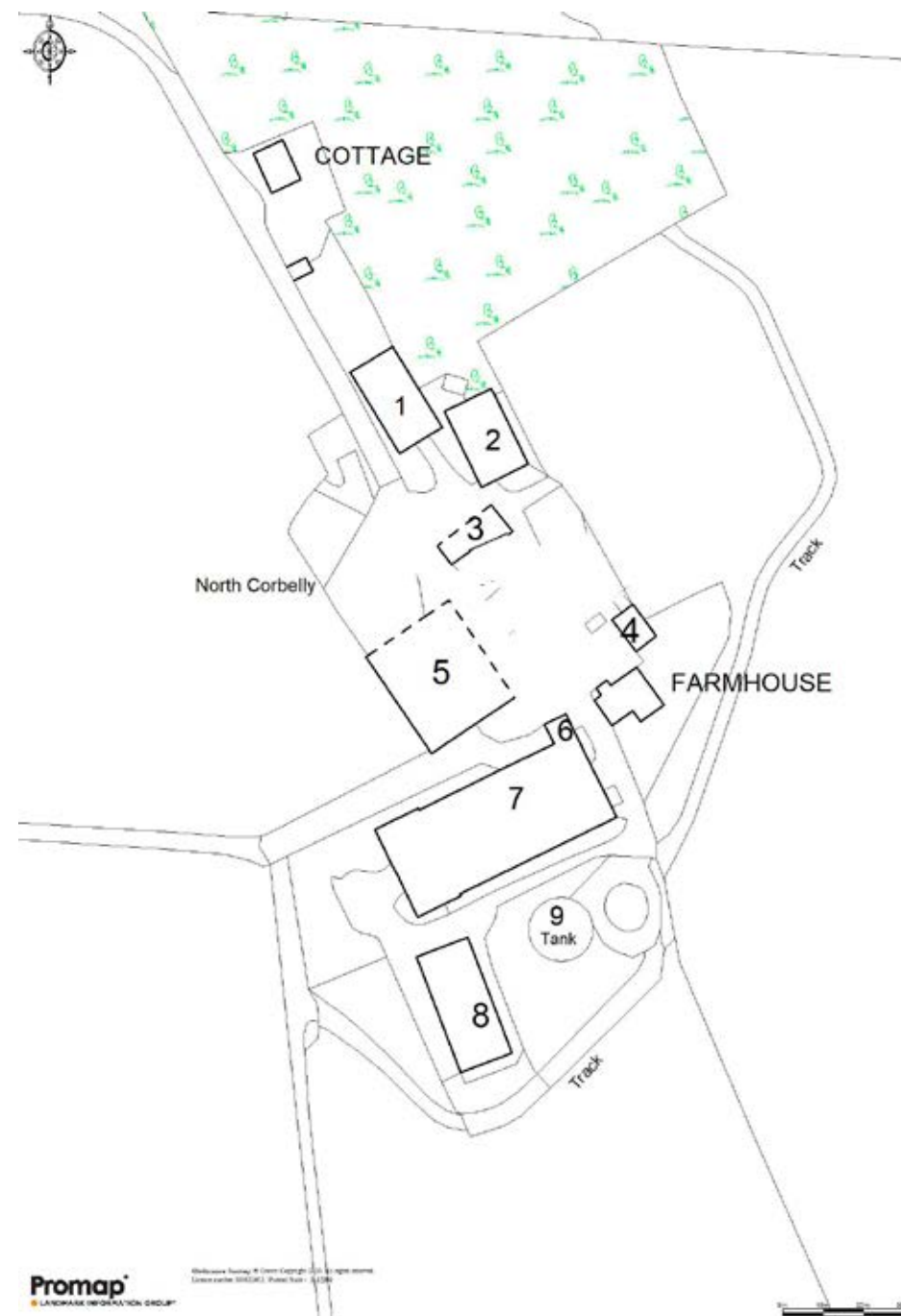


## NORTH CORBELLY FARM STEADING

The steading buildings are a mixture of modern and traditional construction. A numbered aerial plan of the steading is contained within these particulars, which should be cross referenced with the details below:

- **Calf Shed (1)**  
Of steel portal construction, with box profile roof, ventair cladding, concrete panel walls.
- **Former Cattle Court (2)**
- **Traditional Barn (3)**  
Of stone built construction under a slated roof, utilised for feed storage.
- **Traditional Barn (4)**
- **Covered Silage Clamp (5)**  
Of steel portal construction under a big six roof with full-length lean-to off, utilised as feed and fertiliser storage with a dedicated workshop. A standby generator is located adjacent to the workshop.  
  
A secondary silage clamp is located in the yard north of the covered clamp.
- **Dairy House (6)**  
With dairy office, adjacent to standalone external bulk tank.
- **Dairy Complex (7)**  
With 18/18 Laval milking parlour, ACR's and in-parlour feeders, collecting area and cubicles sheds with centre feed passage, self-locking yokes and automatic scrapers.
- **Cattle Shed (8)**  
Of steel portal construction with overhang, feed barrier with self-locking yokes, automatic scrapers and two bedded courts.
- **Slurry Store One (9)**
- **Slurry Store Two**  
A recently constructed slurry store lies off the farm track, between fields 13 & 14.

This working dairy farm is well-served with a network of cow tracks and with the inclusion of the recently constructed slurry store, all fields can be reached by umbilical slurry pipe. The steading has 175 cubicles in total, with other bedded accommodation for young stock.













## THE LAND

North Corbally Farm extends in total to about 260.54 acres (105.44 Ha), including the areas occupied by the farmhouse, cottage, steading, yards, access roads, foreshore, etc.

The holding features 21 specific field enclosures, which are currently all down to grass for grazing and conservation (silage), with the exception of field number 4 which is in arable silage, but this crop will have been removed prior to completion. The land is extremely fertile, well-fenced and served by a network of farm tracks. There are water troughs, mainly from private supply, in every field enclosure.

The land is classified as predominantly yield classes 3<sup>1</sup> to 4<sup>1</sup> of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute. The farm is self-sufficient in home grown forage and capable of any type of livestock production or cropping.

It is noted that, contained within the IACS map is an area of salt marsh (SSSI), adjacent to field 19 on the sale plan, this area falls outwith the title which is bounded by the mean high water mark.













### **BASIC PAYMENT ENTITLEMENTS – IACS / SAF**

The whole of the agricultural land has been allocated payment region 1 & 2. 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 2020 (a copy of which can be made available for inspection from the sole selling agents during normal office hours).

North Corbelly Farm benefits from 97.87 units of region 1 entitlements with an illustrative unit values of €160.66 (Euros) and 1.14 units of region 2 with an illustrative value of €34.35 (Euros). The sellers will use their best endeavours to complete the necessary documentation to transfer any and all established Basic Payment Entitlements.

**For the avoidance of doubt any such payments already applied for prior to the completion date, will be retained by the sellers, i.e. the 2020 Basic Payment and 2020 greening payment.**

**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 2020, this obligation expires on 31st December 2020.**



### **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, **Dales Solicitors**, for a definitive list of burdens subject to which the property is sold.

### **COUNCIL TAX**

North Corbelly Farmhouse: Band E  
North Corbelly Farm Cottage: Band D

### **APPORTIONMENT**

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

### **INGOING**

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, fuel, etc. Any valuation required will be carried out by Threave Rural Ltd. whose opinion will be final and binding to both vendor and purchaser.

### **WARRANTY CLAUSE**

Whilst the 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. It is noted that there are no Fishing rights with the property.

### **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, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. 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.



## DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

## **IMPORTANT NOTICE - TEMPORARY VIEWING ARRANGEMENTS**

**Due to the ongoing pandemic (COVID 19), viewings can take place under strict social distancing rules, these include:**

- Vendors are strongly advised to wait outside while viewings are completed, or in different parts of a house if it's large enough.
- Potential buyers will not be allowed to touch surfaces including door handles and solid surfaces.
- Potential purchasers are advised to wear masks and gloves and must not present any COVID-19 symptoms including a cough.
- Only two people will be able to attend viewings.



## 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 Property Misdescriptions Act 1991 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 July 2020*







Field Number	Area (Ha)	Region or Description
1	7.31	7.30 R1
2	6.88	6.88 R1
3	5.06	4.75 R1
4	4.43	4.43 R1
5	3.80	3.79 R1
6	3.65	3.64 R1
7	6.93	6.93 R1
8	5.96	5.96 R1
9	6.26	6.26 R1
10	5.97	5.97 R1
11	1.94	1.10 R1
12	3.92	3.92 R1
13	6.33	5.85 R1
14	5.82	5.82 R1
15	6.25	6.25 R1
16	4.47	4.47 R1
17	4.22	4.22 R1
18	2.53	2.20 R1
19	3.06	1.14 R2 <i>PLEASE NOTE MARSH IS ON IACS PLAN AS 16.50HA LAND OWNED ONLY TO HIGH WATER MARK</i>
20	7.85	7.65 R1
21	0.73	NIL
RYB	2.07	ROADS YARDS BUILDINGS ETC
<b>Total: 105.44Ha (260.54 Acres)</b>		

### 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 **105.44 Ha (260.54 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 Claimed 2020

Region 1 – 97.87 units (Indicative Value 2020 €160.66 (Euros))

Region 2 – 1.14 units (Indicative Value 2020 €34.35 (Euros))





**Sale Plan**

SALE PLAN FOR IDENTIFICATION PURPOSES ONLY

