



# HAYBERRY MILL & STEADING

Ruthwell, Dumfries, DG1 4NS



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# HAYBERRY MILL & STEADING

**Ruthwell, Dumfries, DG1 4NS**

**Annan 6 miles, Dumfries 11 miles, Carlisle 26 Miles, M6 Junction at Gretna 20 miles**

## A SPACIOUS TRADITIONAL FARMHOUSE WITH LAND AND A TRADITIONAL FARM STEADING SITUATED WITHIN THE PARISH OF RUTHWELL NEAR DUMFRIES

- TRADITIONAL THREE BEDROOM FARMHOUSE
- GENEROUS GARDEN GROUNDS AND GRAZING PADDOCK
- TRADITIONAL TWO STOREY BARN (DEVELOPMENT POTENTIAL)
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- TRADITIONAL STEADING WITH DEVELOPMENT POTENTIAL
- CONVENIENTLY LOCATED TO MAJOR COMMUTING NETWORKS
- CLOSE PROXIMITY TO THE COAST

**FOR SALE PRIVATELY AS A WHOLE OR IN TWO LOTS**

### VENDORS SOLICITORS

JHS Law  
8 Bank Street  
Dumfries  
DG1 2NS  
Tel: 01387 739000



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### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

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

Hayberry Mill is located in a rural yet easily accessible area of Dumfries & Galloway within the parish of Ruthwell, which is within close proximity to the Solway Coast and home to the world's first savings bank.

**Lot 1** (Outlined red on the sale plan): **Hayberry Mill** is a generously proportioned detached farmhouse providing three-bedroom family accommodation over two floors. Hayberry Mill sits in about 0.57 acres benefitting from its own garden grounds, small grazing paddock and set across the yard from the house is a fabulous two storey traditional barn, which could have some development potential. This building was formerly part of the old mill which was in operation many years ago. The farmhouse has been fitted with new double glazing throughout, with the exception of the utility room. Although, in parts, the house would benefit from some cosmetic upgrading, there is huge potential to create a lovely family home.

**Lot 2** (Outlined yellow on the sale plan): Set away from the farmhouse is a **traditional farm steading** which in the past benefitted from planning permission for conversion to residential. This was granted in 1990 and we understand the planning reference for this was 90/P/3/0544. Any interested party wishing to make enquiries in this respect will need to contact the regional council's planning department. The steading sits in about 0.66 acres.

Given the location of the property, a variety of native wildlife can be enjoyed on a daily basis and countryside and coastal pursuits available straight from the doorstep. The property is ideally situated for those seeking a rural lifestyle yet is within easy reach of major commuting links.

The closest local services are located within a short drive of the property, with the busy market town of Annan boasting all essential and professional services, along with a thriving High Street with primary and secondary schooling available. Primary schooling is also available at Cummertrees and Carrutherstown. The nearby town of Dumfries offers further education choices within the Crichton University Campus.

Hayberry Mill boasts excellent commuting links with both Glasgow and Edinburgh a little over an hour's drive north and with the M74 adjoining the M6 at Gretna, the property is within commuting distance of some of the major centres. There are main line railway station at Annan, Lockerbie & Dumfries, which run a full timetable of services both north and south.

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 is the ability to take both shooting and fishing locally. Given the diverse landscape along with the close 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 the nearest being at Powfoot.

## DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

*What3Words: equity.loss.span*

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for the property are sought **in excess of:**

**LOT 1: Hayberry Mill Farmhouse: £260,000**

**LOT 2: Hayberry Mill Steading: £80,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**

**No' 3 Ring**

**New Market Street**

**Castle Douglas**

**DG7 1HY**

**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

### LOT 1 - HAYBERRY MILL

Hayberry Mill occupies a generous plot on an elevated site affording lovely views across the surrounding countryside. The accommodation is arranged over two floors providing spacious living accommodation, briefly comprising:

- **Utility Room / Boot Room**  
With a cloakroom off, plumbed for white goods windows to the rear.



- **Kitchen**  
A generously proportioned family kitchen with ample room for family dining. There is a good range of floor and wall units, oil fired AGA and triple aspect windows.
- **Sitting Room**  
With a window to the front, gas fire set in a fireplace and a built-in cupboard.
- **Central Hallway**  
With a door to the front, stairs off to the first floor.
- **Lounge**  
A spacious family room with triple aspect windows allowing lots of natural light.

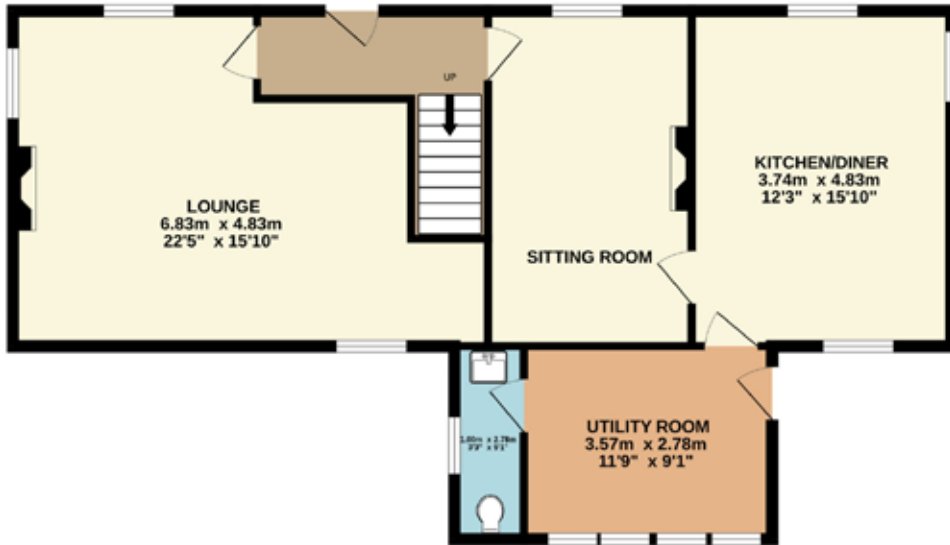


## FIRST FLOOR

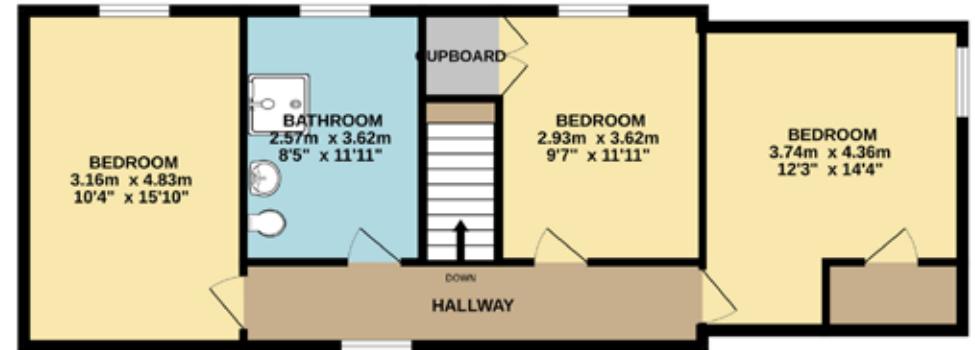
- **Upper Hallway**  
With a window to the rear.
- **Bathroom**  
With a bath, shower cubicle, WC & WHB, window to the front.
- **Double Bedroom 1**  
With a window to the front.
- **Double Bedroom 2**  
With built-in wardrobes and a window to the front.
- **Double Bedroom 3**  
With built-in cupboards, one housing the hot water tank, window to the side.

# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	LPG	F	G 05

**OUTSIDE**

The property is approached by its own private yard where there is ample off-road parking. The whole property sits in about 0.57 acres to include garden grounds small grazing paddock, traditional barn, etc.

The former two storey byre situated is situated across the yard from the farmhouse. This building has huge potential for conversion to create a detached annex for extended family living or indeed creation of a holiday let. Any party wishing to make enquiries in this respect will need to contact Dumfries & Galloway Council's planning department.



## LOT 2 – HAYBERRY MILL STEADING

Situated away from the farmhouse is the traditional steading. As mentioned earlier, this did benefit from planning permission in 1990 and given that the regional council are normally supportive for change of use of these types of buildings, we are of the opinion that any planning application would be looked favourable upon. Again, any interested parties wishing to pursue this would need to contact the regional council. The steading sits in about 0.66 acres.



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

## HOME REPORT

A Home Report can be downloaded from our website: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## APPORTIONMENT

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

## INGOING

There are no ingoing claims affecting the property.

## 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.

## ENTRY & VACANT POSSESSION

Immediately upon completion.

### **OFFERS (Closing Date)**

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.



### **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 June 2024***

# Sale Plan



