

LAWRIE & SYMINGTON



LANDSCAPE ARCHITECTS, VALUERS
& PRIVATE AGENTS

FOR SALE BY PRIVATE BARGAIN THE NOTED STOCK FARM OF GREENHEAD, SANQUHAR DUMFRIES & GALLOWAY



***Commodious range of steading buildings,
substantial dwelling house and
369 acres arable, grazing and hill ground.
Offered for sale as a whole or in 4 lots.***

LAWRIE & SYMINGTON LIMITED, LANARK AGRICULTURAL CENTRE, MUIRGLLEN, LANARK, ML11 9AX

TEL: 01555 662281 FAX: 01555 665638/665100

EMAIL: property@lawrieandsymington.com WEB SITE: www.lawrieandsymington.com

Sellers:

Carlyle Bros
Greenhead Farm
Sanquhar

Solicitors:

M^cJerrow & Stevenson
55 High Street
Lockerbie DG11 2JJ
Tel: 01576-202123

Sole Selling Agents:

Lawrie & Symington Limited
Lanark Agricultural Centre
Muirglen
Lanark ML11 9AX
Tel: 01555 662281

Directions:

From Sanquhar follow the A76 south signposted Dumfries. Greenhead Farm is the first farm on the left ¼ mile on.

Situation:

Greenhead is situated on the southern boundary of the village to the west of the A76 and within the Parish of Sanquhar, district of Upper Nithsdale.

Sanquhar provides a vast range of services including medical, banking, legal, and commercial along with a traditional Main Street with various shops. Recreational facilities include swimming pool, sports centre, bowling green, football and rugby parks and 9-hole golf course. Sanquhar has a rail link to Dumfries and Kilmarnock. Both primary and secondary education is provided in Sanquhar.

Lot 1:**Dwelling House:**

One and a half storey stone built dwelling house with slated roof and providing the following accommodation.

Accommodation:**Hall:**

With porch heading to garden.

Lounge:

Fireplace with timber surround, marble hearth and electric fire. Shelved alcove and 2 picture windows.

Double Bedroom:

Alcove

Double Bedroom:

Fitted wardrobe, headboard unit with cupboards.

Double Bedroom:

Mirror door fitted wardrobes.

Bathroom:

Sunken roof lights, bath, w.c and wash hand basin.

Shower room:

Fully tiled with sunken roof lights, corner shower, wash hand basin and w.c.

Kitchen:

Base and wall mounted kitchen units, Whirlpool electric oven and hob, tiled floor.

Utility Room:

Base kitchen units, tiled floor.

Passage:

Two storage cupboards

Attic:

Three attic bedroom presently used as store rooms providing potential for 3 further bedrooms.

Fittings:

Oil fired central heating throughout. All ground floor windows double glazed. The house was completely rewired in 2000.

Garden:

Large attractive garden to front and side of dwelling house comprising lawns, borders enclosed by stone dyke.



Council Tax:

The subjects' council tax band is D.

Water:

Mains supply.

Power:

Mains electricity.

Drainage:

To septic tank.

Steading Buildings -

Double Garage:

Stone built with slated roof and concrete floor.

Statted House:

Stone and brick built with corrugated iron roof and concrete floor.

Barn:

Stone built with corrugated asbestos roof and concrete floor.

Calving Pens:

Stone built building with corrugated asbestos roof, concrete floor comprising calving pens and bike shed.

Cubicle House: (90'x75')

Steel framed, breeze block built with Yorkshire board side cladding, concrete floor, cement fibre sheeted roof (renewed in 2014), centre feed passage and cubicles for 80 head.

Silage Pit: (93'x48')

Concrete panel walls and concrete floor.



Cattle Court: (100'x40' with 4' overhang)

Steel framed with concrete panel walls, Yorkshire board side cladding, cement fibre sheeted roof and gravel floor.

Straw Shed: (100'x20')

Lean-to steel frame with cement fibre sheeted roof and gravel floor.

Cattle Court: (100'x40' with 4' overhang)

Steel framed with concrete panel walls, Yorkshire board side cladding, cement fibre sheeted roof and gravel floor.

Slurry Tower:

Boythorpe slurry tower with capacity for 120,000 gallons.



Lands:

Two enclosures extending to 7.88 acres of good arable land.

Field Count	Acres	Description
15	4.77	Arable
16	3.11	Arable

Lot 2:

Block of agricultural land extending to 105.82 acres comprising 93.87 arable, 1.65 permanent pasture and 10.30 woodland.

Field Count	Acres	Description
17	10.40	Arable
18	1.65	Permanent Pasture
20	10.30	Woodlands
21	17.07	Arable
22	8.03	Arable
23	19.62	Arable
24	18.51	Arable
25	20.24	Arable

Lot 3:

Block of agricultural land extending to 252.34 acres comprising 30.02 arable, 149.40 permanent pasture and 72.92 hill grazing.

Field Count	Acres	Description
26	.67	Permanent Pasture
27	4.99	Permanent Pasture
28	18.80	Arable
29	12.73	Permanent Pasture
30	42.85	Permanent Pasture
31	11.22	Arable
32	9.49	Permanent Pasture
33	72.92	Hill Grazing
34	10.63	Permanent Pasture
35	20.78	Permanent Pasture
36	13.20	Permanent Pasture
37	6.65	Permanent Pasture
38	15.25	Permanent Pasture
39	12.16	Permanent Pasture

Lot 4:

Roadside field suitable for equestrian purposes extending to 3.16 acres.

Field Count	Acres	Description
19	3.16	Arable

Fences:

The fences are stob and wire and stone dykes and in good stock proof condition.

Basic Payment Scheme 2015 (BPS):

A 2015 single application form will be submitted to enable a basic payment scheme claim 2015. The vendor will transfer this right to receive payment for the 2016 claim.

Minerals:

The minerals are included in the sale only in so far as the sellers have the rights thereto.

Entry:

Vacant possession will be given to the subjects on a date to be mutually agreed.

Secured Crop:

Any secured crop on the farm will be required to be taken over at valuation.

Title Deeds:

The title deeds may be inspected at the offices of M^cJerrow & Stevenson, 55 High Street, Lockerbie.

Deposit:

The purchaser shall, within 5 days of acceptance of their offer, make payment of a sum equal to 10% of the purchase price. The balance payable at the date of entry.

Inspection:

Inspection of the subjects is strictly by appointment only on telephoning the sole selling agents, Lawrie & Symington Limited, Lanark. Tel: 01555 662281.

Offers:

All interested parties should notify their interest with the sole selling agents Lawrie & Symington Limited, Lanark Agricultural Centre, Muirglen, Lanark ML11 9AX so that they may notified of a closing date for offers.

Ingoing Valuation:

The purchaser in addition to the purchase price pays for any standing and any secured crop. Valuation will be carried out by Lawrie & Symington Limited.

Note:

The seller is not bound to accept the highest or any offer.

The foregoing particulars whilst believed to be correct are in no way guaranteed and offers shall be held to have satisfied themselves in all respects.

Any error or omission shall not annul the sale of the property, or entitle any party to compensation, nor in any circumstances give ground for action at law.

