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Flatts of Cargen – Mabie, Dumfries DG2 8EU

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FLATTS OF CARGEN MABIE, DUMFRIES DG2 8EU

An excellent stock farm extending to 188.26 acres (76.19ha).

The property benefits from two residential properties, a spacious three bedroom farmhouse with three reception rooms and the benefit of oil fired central heating and uPVC double glazing throughout. The Cottage provides three bedrooms and again benefits from oil fired central heating and uPVC double glazing.

Outbuildings consist of a timber frame building providing loose housing with central feed passage and a steel portal frame open sided building.

The land extending to 182.86 acres (74.00ha) comprises of good quality mowing and grazing land with the potential for arable, included within the acreage is 35.53 acres of marshland ground which is bordered by sea wall defences.

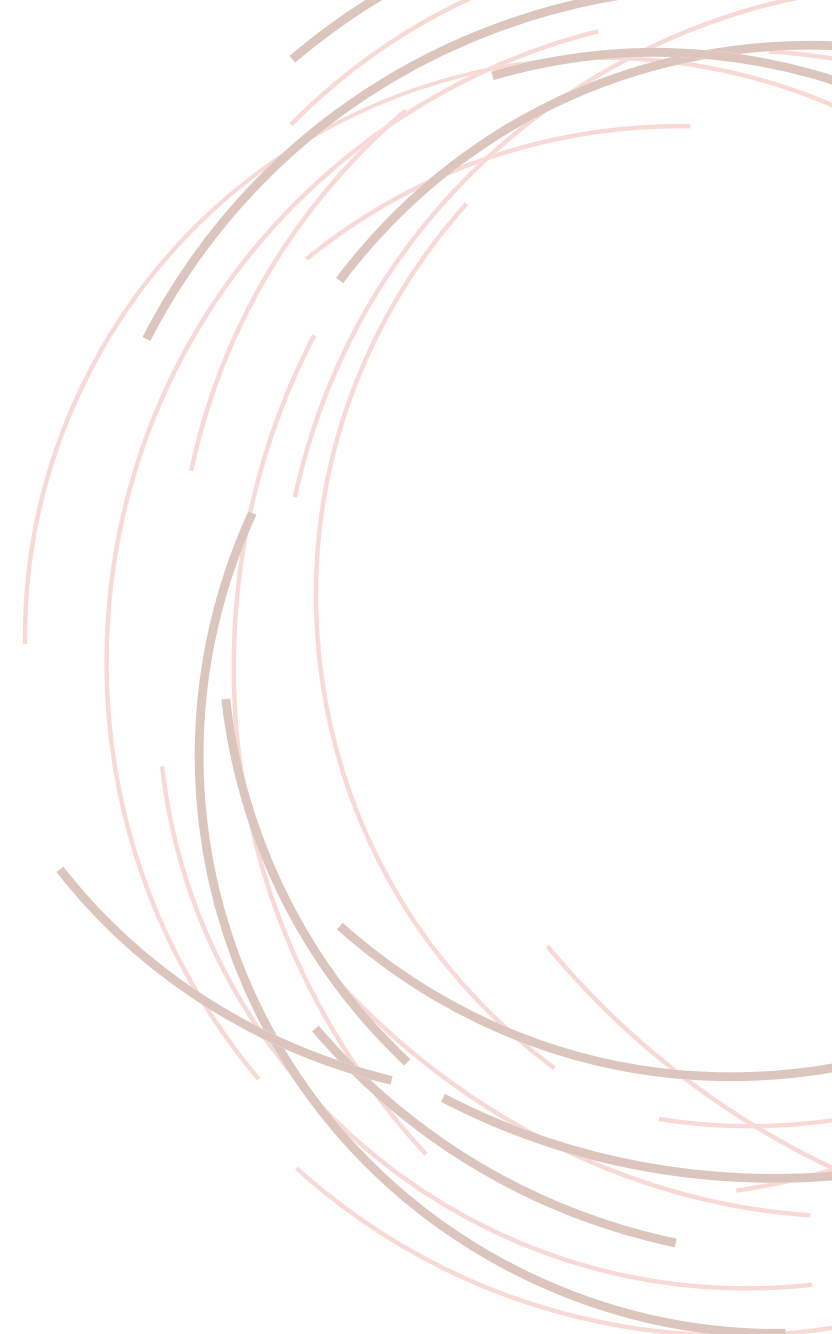
Guide Price as a Whole: £1,200,000

Location

Flatts of Cargen is located 1 mile South of the village Islesteps and 4 miles South of Dumfries. The A75 is located approximately 4 miles to the North providing excellent links to South West Scotland.

Directions

From Dumfries head South on the A710 heading towards New Abbey, the access track to Flatts of Cargen is on the left hand side after 2.4 miles.



THE FARMHOUSE

A traditional stone property with a slate roof covering, benefitting from oil fired central heating and uPVC double glazing throughout.

GROUND FLOOR

Inner Hall

With door to side elevation, laminate floor covering, radiator, coat hooks.

Utility Room

Plumbing for automatic washing machine, boiler for central heating, concrete floor, radiator, electric fuses and meters.

Kitchen

Fitted base and wall units with single drainer stainless steel sink unit, radiator, electric cooker point and plumbing for dishwasher, window to side elevation, loft access hatch.

Ground Floor WC

WC, wash hand basin, loft access hatch, radiator.

Dining Room

Wood burning stove that also powers central heating in conjunction with the boiler, standstone fireplace with timber mantelpiece, windows to two elevations, radiator, built in cupboard, ceiling light fitting.

Inner Hall

Stairs to first floor, understairs cupboard, radiator, glazed timber door to front porch.

Front Porch

Timber door, ornate tiled floor, single glazed window.

Lounge

Tiled fireplace, window to front elevation, radiator, ceiling light fitting.

Sitting Room

Tiled fireplace, window to front elevation, ceiling light fitting with central ceiling rose, radiator.





FIRST FLOOR

Landing

Ceiling light fitting, double glazed roof light, radiator.

Bedroom 1

Double bedroom with window to front elevation, ceiling light fitting, radiator.

Storage Cupboard

Bedroom 2

Double bedroom with window to front elevation, ceiling light fitting and radiator.

Bedroom 3

Double bedroom with window to side elevation, radiator, ceiling light fitting, loft access hatch.

Bathroom

WC, wash hand basin, bath, shower cubicle with mains shower, radiator.

OUTSIDE

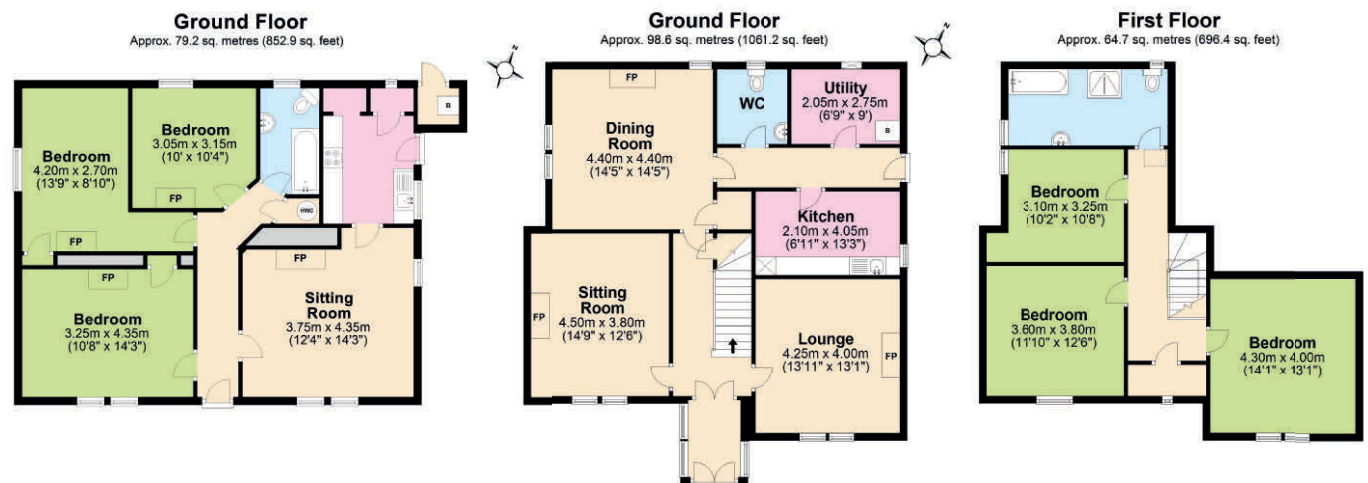
To both sides of the property are gardens laid to lawn, access drive and parking area, paved patio and oil tank and timber log store.

EPC

The property has an Energy Performance rating of F.

COUNCIL TAX

Flatts of Cargen Farmhouse is scheduled in Band D payable to Dumfries & Galloway Council.





THE COTTAGE

A render brick property with slate roof covering benefitting from uPVC double glazing throughout and oil fired central heating.

GROUND FLOOR

Kitchen

uPVC door to side elevation, base and wall units with single drainer stainless steel sink unit, electric cooker, built in cupboard with plumbing for automatic washing machine, linoleum floor covering, ceiling light fitting.

Lounge

Windows to front and side elevation, fireplace with tiled hearth, wood burning stove, ceiling light fitting.

Inner Hall

Door to front elevation, radiator, ceiling light fitting, airing cupboard with hot water cylinder.



Bedroom 1

Double bedroom with window to front elevation, ceiling light fitting, built in cupboard with shelves.

Bedroom 2

Double bedroom with window to side elevation, built in cupboard, radiator, ceiling light fitting.

Bedroom 3

Single bedroom with window to rear elevation, radiator, ceiling light fitting.

Bathroom

Bath with Mira shower over, WC, wash hand basin, window to side elevation.



OUTSIDE

To one side of The Cottage is a parking area and to the other is a garden laid to lawn, oil tank, an externally accessed Boiler House housing the boiler for the central heating.

EPC

The property has an Energy Performance rating of F.

COUNCIL TAX

The Cottage is scheduled in Band C payable to Dumfries & Galloway Council.

SERVICES

The property benefits from mains water and electricity. Drainage for both residential properties is to a shared septic tank. Please note no formal investigation has been carried out as to the operation of the septic tank, this may not meet the current General Binding Rules 2020 and the property is being sold on this basis.

OUTBUILDINGS

Cattle Court

13.78m x 21.70m. A five bay timber frame building with profile steel cladding, central feed passage with feed barriers, mains water.

Extensive concrete apron to the front and hardcore storage/ big bale pad to the side, the tyres stored on this area that were acquired for flood defence use down on the marshland are included in the sale.

Container Unit

Lockable container unit providing useful storage, this has been wired to the electric supply and has electric light and power and could readily be used as a workshop.

Open Sided Shed

11.70m x 14.39m. Two bay steel portal frame shed with profile steel roof cladding and concrete base. This currently utilising a sheep pen system. These pens can be removed if they are not required by the purchaser.

THE LAND

The land in total extends to 182.86 acres (74.00ha), with the majority of it being good quality mowing/grazing land. The boundaries are a mixture hedgerows and post and wire fences and have been well maintained.

Field 6 – 33.53 acres (14.38ha) comprises of marshland ground which is bordered by sea wall defences.

Field 11 consists of a pond and wildlife area which was create in 2001 and provides an excellent environment for wildlife of all kinds.

Fields 7 and 8 were reseeded in 2020.

No	Field Reference	Ha	Acres
1	NX96771 71626	5.14	12.70
2	NX96772 71749	0.35	0.86
3	NX96799 71349	1.59	3.93
4	NX96985 71474	7.65	18.90
5	NX97353 71664	12.89	31.85
6	NX97324 71084	14.38	35.53
7	NX97327 71337	6.49	16.04
8	NX97056 71252	8.20	20.26
9	NX96881 70954	4.77	11.79
10	NX96789 71134	3.33	8.23
11	NX96698 71041	2.52	6.23
12	NX96512 71017	6.69	16.53
	Steading & Tracks	2.19	5.40
	TOTAL	76.19	188.26

The land is split into the following Eligible Payment Regions:

Region 1 – 58.69ha

Region 2 – 14.23



ENTITLEMENTS

The land is registered for Basic Payment purposes, the entitlements are included in the sale:

Region 1 – 56.58

Region 2 – 12.76

The Seller will retain the 2021 payment in full.

Tenure

The property is offered for sale Freehold with Vacant Possession on completion.

Sporting & Mineral Rights

The sporting and mineral rights are included in the sale in so far as they are owned.

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens.

Offers

Offers for the property should be submitted in Scottish Legal Form to, H&H Land & Estates, Borderway, Rosehill, Carlisle, Cumbria, CA1 2RS. A closing date for offers may be set and those parties wishing to be kept informed should notify the Selling Agents of their interest as soon as possible to ensure that they are contacted. However, the Selling Agents reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

Viewings

All viewings are strictly by appointment through H&H Land & Estates. Tel 01228 406274.

METHOD OF SALE

The property is to be offered for sale as a Whole Treaty. The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

DEPOSIT

A deposit of 10% of the purchase price will be payable within seven days of conclusion of missives not withstanding this, the property will not pass from the seller to the buyer until the balance of the price is paid in full.

MONEY LAUNDERING REGULATIONS

All Prospective Buyers should be aware in order to be in a position to bid at the auction we must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). All parties considering bidding must call into our office in the concourse and provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill for copying.

Important Notice

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;

no employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.

(iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.

(iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

(v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.

(vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.

(vii) The property is sold subject to reserve(s).

(viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



Flatts of Cargen, Dumfries

