Hill farm with 3 bedroom farmhouse, steading and 478 acres.

Raeburnfoot, Eskdalemuir, DG13 0QT

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Property Details

Raeburnfoot, Eskdalemuir, DG13 0QT

Whole – Offers over £1,500,000

Lot 1 – Offers over £375,000

Lot 2 – Offers over £1,000,000

Lot 3 – Offers over £125,000

Description

An excellent 478 acre hill farm located in the stunning Eskdalemuir valley with a 3 bedroom farmhouse and good quality steading. Raeburnfoot is available as a whole or in 3 lots.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY

KEY FEATURES

- 478 acres (193 ha) hill farm
- Delightful 3 bedroom farmhouse
- Steading with a mix of traditional and modern buildings
- Secluded situation in the stunning Eskdalemuir valley
- Fishing rights in the Raeburn and Esk
- Available as a whole or in 3 lots:
- Lot 1 – House, Steading and approximately 43 acres (17.4ha) of grazing land and 9.06acres (3.67ha) of woodland.
- Lot 2 – Hill grazing land extending to 388 acres (157ha) which may be suitable for forestry.
- Lot 3 – 34.68 acres (14ha) of grazing land.

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Situation

Raeburnfoot is accessed via a 1 mile track from the main road B709. It sits by itself on a shared track 1 cottage nearby and other houses further up the track. Nearby Eskdalemuir is a village on the River Esk with ready access to the surrounding hills and extensive forests which are ideal for walking and country pursuits. The village benefits from a café, shop and village hub offering Yoga and other classes, as well as being home to the Kagyu Samye Ling Monastery and Tibetan Centre, a worldwide visitor attraction.

Directions

From Langholm follow the B709 to Eskdalemuir. Just before the village, as the road bends sharply to the left (before going over the bridge), turn right (signed Moodlaw, Raeburns and Clerkhill).Turn left at the farmhouse and follow this track for approximately 1 mile. Raeburnfoot farm is found to the left just after crossing the Rae burn.

What3words: pianists.fuss.kickers

Lot 1

Lot 1 comprises Raeburnfoot house and steading together with 43 acres (17.4ha) of grazing land.

Raeburnfoot house is a delightful 2/3 bedroom stone built farmhouse under a slate roof. Internally the accommodation includes a kitchen with oil fired AGA providing hot water as well as a back up emersion heater and adjoining Large dining/living room with woodburning stove with back boiler providing the central heating. Further through the house there is a large master bedroom with built in cupboards and wood burning stove and a second double bedroom. There is a 3rd bedroom/office and bathroom with separate WC to the front of the property together with a utility room. The loft is floored for storage. EPC: tbc

Externally the stone built traditional steading sits in a courtyard to the rear of the house and currently houses, stables, storage/tack room, garage and the former byre. The principal steading comprises a large steel portal frame shed with tin sheet cladding to the walls and roof with a concrete floor, ideal as a workshop/machinery shed or for livestock. A mono-pitch shed to the side also has a concrete floor with water and power and is currently used for lambing. There is a hay barn, and grain silo as well as a useful stock handling set up. There are also 2 storage containers and these are available by separate negotiation.

The land extends to 43 acres of grazing land in 7 land parcels with a further 9 acres (3.64ha) of woodland and shelter belts.

Lot 2

Lot 2 comprises a large block of largely hill grazing land extending to 388 acres (157.02ha) in 6 land parcels which may be suitable for planting subject to the necessary consents.

Lot 3

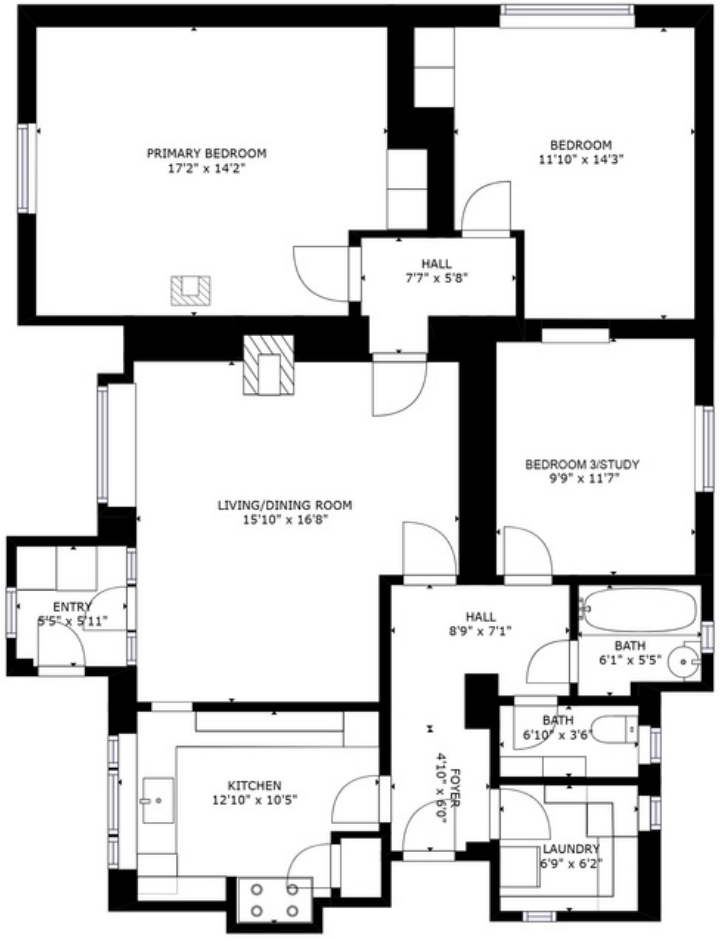
Lot 3 comprises a block of 35 acres (14.03ha) of grazing land in 5 land parcels.

Shooting Rights

The vendors own the Shooting Rights over the land and these are to be included in the sale.

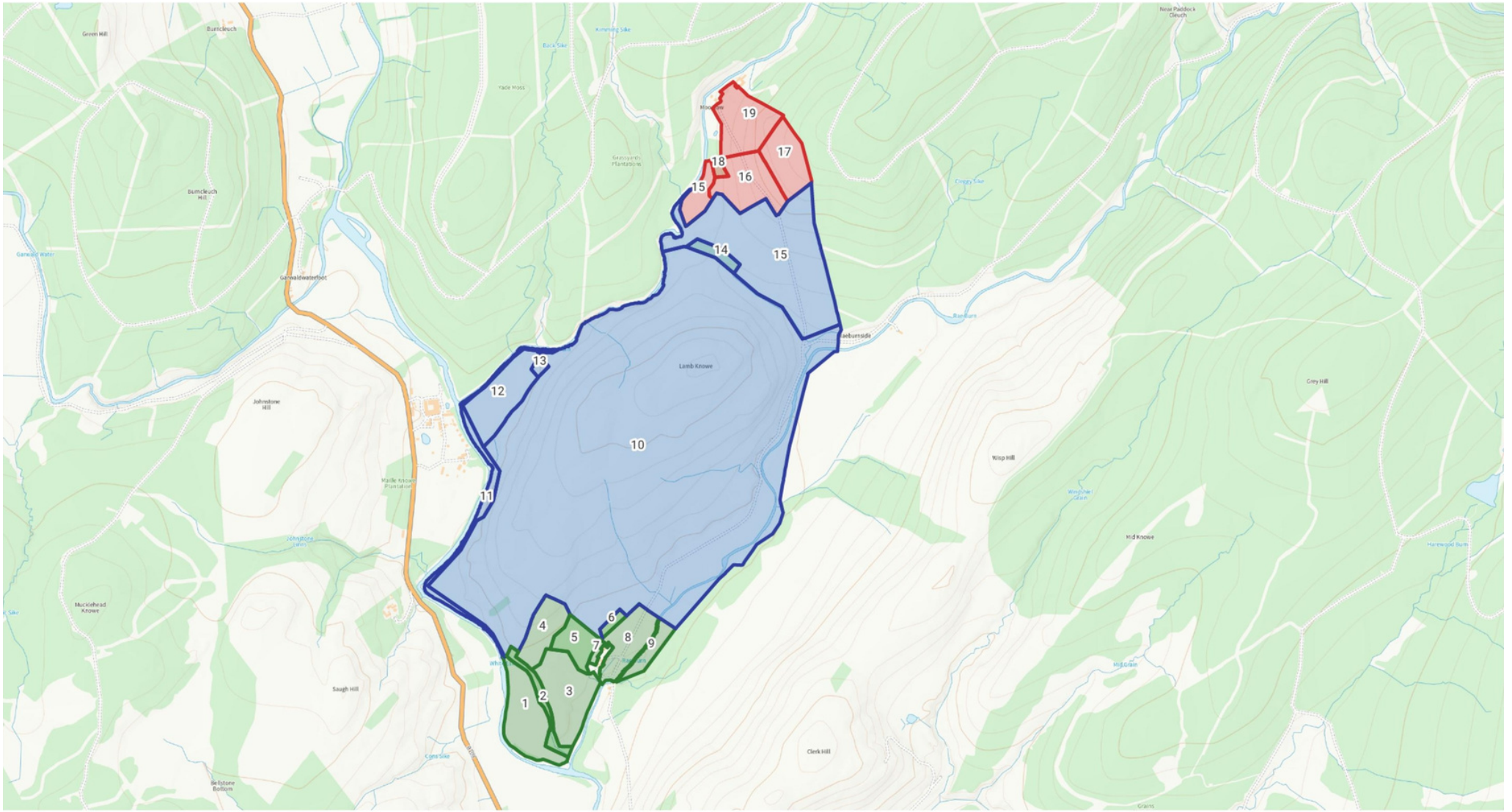
Fishing Rights

The fishing rights to the Esk , the Rae Burn and the Moodlaw burn will be sold with the land, insofar as they are owned.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1267 sq. ft
TOTAL: 1267 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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500 m
Scale 1:20000 (at A4)

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SCHEDULE OF ACREAGES			
LOT 1		Acres	HA
1	Grass	12.37	5.01
2	Woodland	3.07	1.24
3	Grass	13.03	5.27
4	Grass	6.97	2.82
5	Woodland	5.01	2.03
6	Woodland	0.97	0.39
7	Grass	0.63	0.25
8	Grass	8.42	3.41
9	Grass	3.19	1.29
	TOTAL	**53.66**	**21.72**
House, Steading & Garden		1.08	0.44

LOT 2			
10	Hill	324.97	131.51
11	Riverbank	5.71	2.31
12	Grass	11.89	4.81
13	Woodland	2.06	0.83
14	Hill	43.48	17.60
	TOTAL	**388.11**	**157.07**
LOT 3			
15	Grass	3.86	1.56
16	Grass	10.34	4.18
17	Grass	8.68	3.51
18	Woodland	0.74	0.30
19	Grass	11.06	4.48
	TOTAL	**34.68**	**14.03**
WHOLE		**476.45**	**192.82**

Services: The property is serviced by mains electricity and the house has a mains water supply. There is a private septic tank (registered with SEPA). Solid fuel central heating from the woodburner in the sitting room and an oil fired AGA.

Access track: The track is owned by Raeburnfoot with a number of properties having a right of access over it. The track is maintained by all properties which use it and has habitually been repaired on an annual basis.

Sporting Rights: Included in the sale insofar as they are owned by the Seller.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. Council Tax Band D.

Solicitors: Stevenson & Johnstone, 38 Main Street, Langholm, DG13 0JH

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale. The two containers in the yard are available by negotiation.

Basic Payment Scheme: The land is registered with SGRPID. The Entitlements to the Basic Payment Scheme are included in the sale. The vendors have registered a claim for 2022 and the 2022 payment shall be retained by them. A fee of £150 + VAT will be payable to the selling agents by the ingoing purchaser(s) for the transfer of the entitlements.

Title & Tenure: The Heritable title is held and the property is offered for sale with vacant possession. The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Scheduled monuments: It should be noted that there are 2 scheduled monuments located on Raeburnfoot farm. Potential purchasers should satisfy themselves of the nature of these and the implications of these on their plans for the property.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Viewing: Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

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