



C&D Rural

A NOTED DUMFRIESSHIRE HILL FARM
Archbank, Moffat, DG10 9LD Approximately 1523.66 acres (616.62 Ha)

ARCHBANK

A rare opportunity to acquire a well-known hill farm with a substantial portion of good in-bye silage and grazing ground, conveniently located amongst the border hills and in close proximity to the town of Moffat.

The farm Extends to some 1,523 acres or thereabouts overall (approx. 616 ha) together with a good range of relatively modern buildings and an attractive and well-situated cottage residence. The successful purchaser of Archbank will have the option to purchase at a fixed price Blaebeck Cottage, further details are included within the general remarks and stipulations. A further 413 ac (167 Ha) of adjoining hill, with roadside access, will be available separately as lot 2 within the auction.

**The property will be offered for sale by auction
on Wednesday 8th July 2026 at 12.30pm at
The Auction Mart, Huntingdon Road, Dumfries DG1 1NF**

Guide prices:

Archbank Farm – region of £1,600,000 (excluding Blaebeck Cottage)

Land at Alton – region of £300,000 (separate sale particulars available)

C&D Rural

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

01228 792 299 | office@cdrural.co.uk





KEY FEATURES

- The sale includes Gill Cottage, a well-proportioned detached property offering comfortable accommodation in a very scenic location.
- The farm is situated in an elevated position with far-reaching views towards the Solway Firth and across the Moffat hills.
- The farm lies from about 450 ft. above sea level, running out to Swatte Fell at some 2,350 ft. The Birnock Water flows through the length of the farm and goes on to join the River Annan further south.
- Located in the heart of Dumfries and Galloway which remains one of Scotland's truly rural counties.
- About 1,523 acres (616 Ha) in all with approximately 248 acres (100 Ha) of fields and enclosures and 1,273 acres (515 Ha) of hill and woodland.
- A versatile range of buildings, ample winter stock housing for cattle and for lambing purposes.
- Close proximity to local amenities in the town of Moffat with the M74 trunk road only a few miles distant.
- The historic Moffat Mineral Well is located on the farm; this is maintained informally by local community groups.
- A second dwelling, Blaebeck, is available to the successful purchaser of Archbank.
- Alton Hill, an adjoining 413.84 acre (167.48 Ha) unit is available by auction following the Archbank Farm auction.





LOCATION

Archbank is situated on the outskirts of Moffat a rural town in the heart of Dumfries and Galloway with the county town of Dumfries located only 20 miles away. Schooling is available at the local primary and at Moffat Academy.

All the amenities that you would expect of a popular tourist town are to be found in Moffat to include a healthcare centre and pharmacy, hotels, public houses and a good array of high street shops.



DIRECTIONS

From J15 of the M74, head northwest following the signs for Moffat and the A701. Upon first reaching the centre of Moffat, turn right following the signs for Selkirk and Grey Mares Tail Nature Reserve. Following the road round, take the first left (before crossing the bridge over the burn, Claudio`s Restaurant is on your left); continue up Well Road for approximately 1 mile where the steading is found facing you at a right-hand bend.

What3words - [///sues.survived.pitch](https://www.what3words.com/sues.survived.pitch)

GILL COTTAGE

Nestled in the rural hills of Moffat, Gill Cottage is an attractive two-bedroom detached home, with a large lawned garden and on site parking for 2/3 vehicles.

The front access is via the porch and is a welcoming space, before entering the entrance vestibule.

The lounge dining room is spacious and bright, featuring a centrepiece log burner, and providing adequate room for lounge furniture, and a space for a dining table and chairs.

The hallway runs through the centre of the property and has doors off to the two bedrooms and the bathroom, located at the rear of the property.

The kitchen is modern, with a range of base and wall units and ample worktop space.

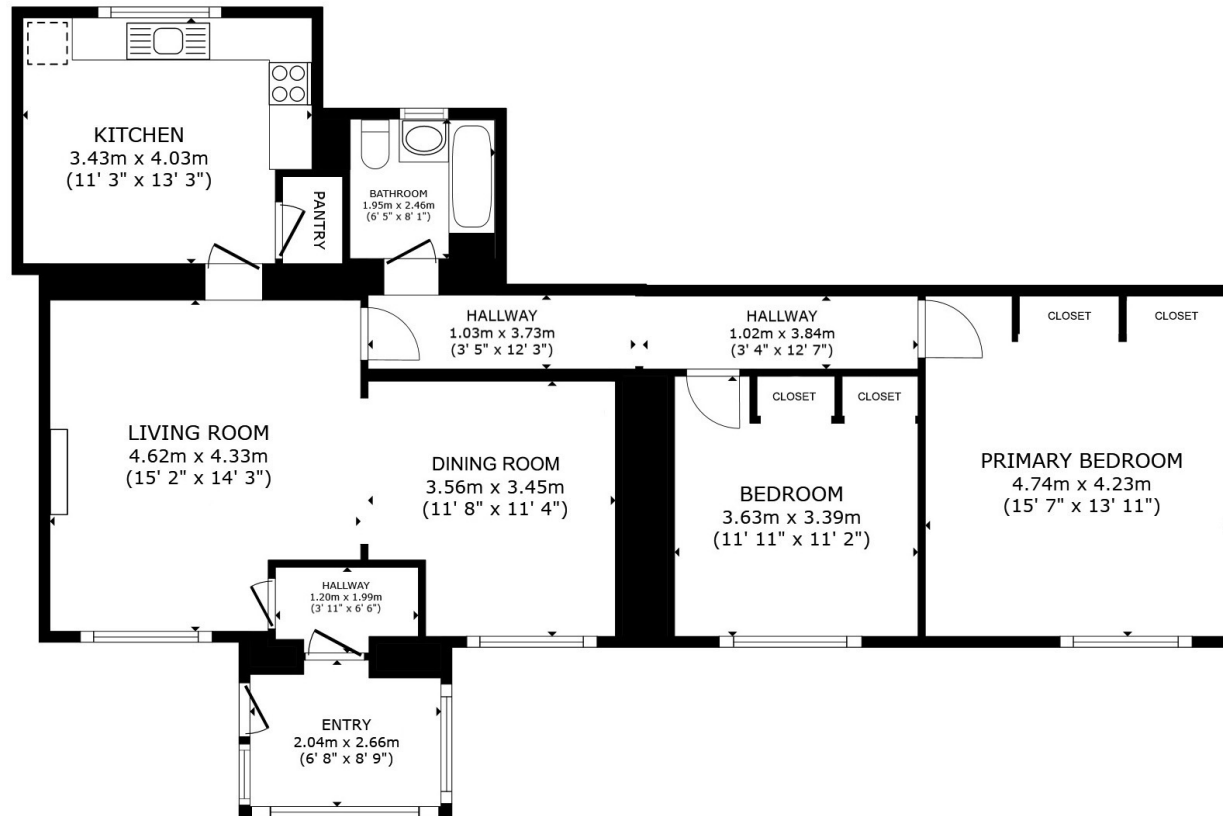
The master bedroom is a large sized room which benefits from a built-in wardrobe. The second bedroom is a double bedroom, or it would make a super home office space, enjoying the front views from the property.

The bathroom consists of a shower, hand-basin, W.C. and an opaque window.

There is a low maintenance front garden with a storage shed.







FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 105.8 m² (1,138 sq.ft.)
 TOTAL : 105.8 m² (1,138 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



THE BUILDINGS

The steading sits adjacent to the public road with access for articulated vehicles and consists of a range of livestock and storage sheds, together with ancillary structures to support a productive hill farming system.

The farm buildings are supplied by a natural water supply, and from a borehole located on the farm.

Building 1 - Sheep Shed | 36.17m x 9.80m

Steel portal frame, concrete block walls, tin cladding and roof, split level hardcore floor.

Building 2 - Straw Barn | 6.74m x 9.89m

Steel portal frame, concrete block walls, tin roof, tin clad, hardcore floor.

Building 3 - Cattle Shed | 18.49m x 8.71m

Concrete frame, concrete block walls, hardcore floor.

Building 4 - Loose Housing | 18.33m x 10.50m

Steel portal frame, concrete panel walls, corrugated metal sheet cladding and roof, hardcore floor

Building 5 - Cattle Shed | 12.64m x 24.89m

Open fronted, steel portal frame, concrete panel walls, vented tin cladding, metal sheet roof, part concrete part hardcore floor.

Sheep Pens & Cattle Handling Race



STEADING





THE LAND

About 1,521.92 acres (615.90 Ha) in all with approximately 248.40 acres (100.53 Ha) of fields and enclosures and 1,260.26 acres (515.39 Ha) of hill ground and 13.96 acres (5.65 Ha) of wood, divided into 30 land parcels, all within a ring fence.

Of the fields, 93 acres have been mowed for silage with the remainder mainly good permanent pasture together with some in-bye and rough grazing.

This is a productive hill farm with a farming system that has maximised the natural amenities and varied foliage on offer but offers some scope for more intensive production if desired.

The holding provides a good balance of silage ground, permanent pasture, in-bye grazing and hill grazing and forms a well-equipped and attractive self-contained farming unit.



SCHEDULE

No.	Field Ref	Ha	Acres	
1	NT/08112/08821	19.11	47.22	Annan Water Park
2	NT/08293/06675	3.04	7.52	Hydro Field
3	NT/08299/08121	4.61	11.38	Near Annan Water Park
4	NT/08379/06306	4.48	11.06	Long Field
5	NT/08403/07636	4.17	10.31	Bell's Field
6	NT/08429/07137	8.61	21.27	Green Moor
7	NT/08584/07164	2.84	7.02	Top Meadow
8	NT/08662/05914	3.43	8.48	Gallows Hill
9	NT/08714/05951	0.28	0.70	Wood
10	NT/08735/07019	2.88	7.12	Bottom Meadow
11	NT/08770/05978	3.53	8.72	Gallows Hill
12	NT/08773/06886	5.07	12.53	Pond Park
13	NT/08856/06537	1.88	4.65	Top Field
14	NT/08858/07316	4.86	12.01	Hind Hill
15	NT/08865/06103	5.06	12.50	Gallows Hill

No.	Field Ref	Ha	Acres	
16	NT/08907/06763	4.74	11.71	Stable Park
17	NT/08918/06960	0.76	1.87	Cottage Field
18	NT/08921/06371	2.97	7.33	Pass Field
19	NT/09014/06630	3.23	7.99	Garden Field
20	NT/09024/07369	5.52	13.64	Hind Hill
21	NT/09041/06513	2.90	7.16	Mid Field
22	NT/09112/06375	3.06	7.55	Old Mill Field
23	NT/09120/07532	3.50	8.66	Cow Field
24	NT/09199/07467	0.49	1.22	Horseshoe Wood
25	NT/09422/08226	508.23	1255.83	Hill Ground
26	NT/09619/07608	3.54	8.75	Wood
27	NT/10190/08588	0.50	1.23	Grazed Wood
28	NT/10303/08771	0.18	0.45	Grazed Wood
29	NT/10390/08516	0.65	1.61	Wood
30	NT/10598/08849	1.79	4.43	Old Faulds
		0.70	1.74	Misc., Track, Steading etc.
	TOTAL	616.62	1,523.66	



STOCKING

Archbank has been in the same family ownership for some sixty years. It has been farmed in a traditional manner, carrying around 40 suckler hill cows and 900 ewes.

The Shorthorn and Simmental cross cows run as a closed herd with select heifer calves retained. Bullocks and surplus heifers are generally carried through on farm to 18 to 20 months of age when sold at Dumfries Mart for prices recently comfortably exceeding £2,000.

The hill sheep stock consists of towards 650 North Country Cheviot Lairg type ewes, Breed Society registered, acclimatized and hefted. The lambs and draft ewes selling well at Longtown and Dumfries Marts and an annual consignment of two-shear rams being sold at the Dingwall Ram Sale. Most of the NCC ewes are bred pure but 100 or so on the lower hill are mated to Texel tups. 190 NCC ewe hoggs are retained each year for replacements.

In the fields, the in-bye flock of 250 Cheviot Mule and NCC ewes produce Texel and other cross lambs. In recent years approximately 93 acres (37.64Ha) have been mowed for big bale silage.





GENERAL REMARKS AND STIPULATIONS

- **Viewings:** Strictly by appointment through C&D Rural. Tel. 01228 792299.
- **Deposit:** A 10% deposit of the sale price achieved, will be payable by the successful bidder on the fall of the hammer. The deposit will be held by the sole selling agent pending completion of any money laundering checks.
- **Tenure and Possession:** The Heritable (Scottish equivalent of freehold) title is offered for sale with vacant possession upon completion.
- **Matters of Title:** 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 or not referred to in these particulars or the legal pack. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.
- **Legal Pack:** The legal pack will be available to viewers of the farm and their advisers. Prospective purchasers should study the pack prior to the auction.
- **Access:** Rights of access through the hill land are granted in favour of third parties and in favour of the owner of the adjoining Alton Hill (lot 2) to allow for any works associated with farming and/or operating a commercial forest plantation, including the right to extract timber. Habitually the access road has been principally maintained by the forestry company with stone provided from the quarry on the farm. A right of way is also reserved for the owner of the Archbank Belt plantation on the western boundary of the farm.
- **Mines & Minerals:** All mines and mineral rights are included only insofar as they are owned.
- **Sporting rights:** All sporting and fishing rights are included insofar as they are owned.
- **Development Restriction:** There is a restriction on building or development in a small part of parcel number 16 in favour of the owner of Archbank House. This is shown hatched blue on the plan attached. See the auction pack for details.
- **Additional Property:** Within the bounds of Archbank lies Blaebeck a three-bedroom well-situated and well-kept property in a site of about 2.35 acres, which will be optionally available to the successful purchaser at the home report value of £280,000. Should this option not be taken up by the purchaser of Archbank, Blaebeck Cottage is likely to be subsequently offered on the open market.

GENERAL REMARKS AND STIPULATIONS

- **BPS:** The land is all registered with SGRPID and extends to 615.90 Ha. 80.33 Region 1 and 476.49 Region 2 entitlements will be included in the sale of Archbank Farm. For the avoidance of doubt the seller will retain the 2026 subsidy claim payment. The purchaser shall pay to the selling agents £300 + VAT per application submitted, to cover the costs of transferring the land and entitlements through SGRPID.
- **LFASS:** The land is all within a less favoured area.
- **Services:** Gill Cottage and Archbank farm are served by a combination of a recently installed borehole and spring fed water supplies. The land is serviced by a combination of troughed and water course supplies. 4 fields share two mains metered troughs. Gallowhill Fields are currently watered by bowser. Gill cottage benefits from mains electricity, private drainage and a combination of a log-burning stove and electric storage heating. The property is served by FTTC Broadband.
- **Ingoings:** The purchaser will be obliged to take over, at the date of entry: -
 - A maximum of 650 North Country Cheviot ewes (shearlings to 4 crop) in regular ages at £200 per head.
 - The purchaser will have the option to take over at the date of entry: -
 - A maximum of 190 North Country Cheviot ewe lambs in regular ages at £135 per head.
 - Stock North Country Cheviot Rams by arrangement.
 - Silage will be available at market value by arrangement. In the event that silage bales remain on the farm at the date of possession and have not been acquired by the purchaser, then the sellers will remove these no later than 28th February 2027.
- **Timber:** All standing timber is included in the sale.
- **Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale. Including the carpets, curtains and white goods (with no warranty) within the house.
- **Scheduled Monument:** It should be noted that there is a scheduled monument, an ancient “burnt mound”, on the hill within the boundary of Archbank.
- **Entry Date:** Entry and vacant possession will be at 30th October 2026 unless by other mutual arrangement.

GENERAL REMARKS AND STIPULATIONS

- **EPC Rating:** Gill Cottage– E
- **Local Authority:** Dumfries & Galloway Council
- **Council Tax:** Dumfries and Galloway. Council Tax Band D.
- **Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of prospective purchasers and anyone bidding on their behalf prior to the auction. Parties are required to note their intention to bid with C&D Rural at the earliest opportunity but at least 48 hours prior to the auction. We use Landmark to carry out an electronic identity and address verification and following registering with C&D Rural, a link will be provided to allow electronic upload of your ID and Proof of address for verification

In some instances, additional verification of proof of funds and source of wealth will also be required.

If you intend to purchase as a corporate entity e.g. a Trust, limited company or partnership please contact C&D Rural to ensure the necessary checks are undertaken ahead of the auction.

- **Estate Agents Act:** In accordance with section 21 of the act please note that the sellers are connected persons to the selling agents as directors and/or shareholders of the selling agents C&D Rural Ltd and C&D Auction Marts Ltd.
- **Sellers' Solicitors:** Messrs McJarrow and Stevenson (attention of Michael Stevenson)
55 High St, Lockerbie DG11 2JJ.
Telephone 01576 202123

C&D Rural

Lakeside, Townfoot, Longtown, CA6 5LY | 01228 792 299 | landagency@cdrural.co.uk

Important Notice C&D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:-

The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.

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 of contract.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence.

Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.

No person in the employment of C&D Rural has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C&D Rural or the Vendors/Lessors of this property.