



**GILLRIGG FARM, LOCHMABEN
DUMFRIESSHIRE**



GILLRIGG FARM, LOCHMABEN, DUMFRIESSHIRE, DG11 1TN



A rare opportunity to acquire a highly productive, ring fenced, 110.72 Ha (273.59 acre) or thereabouts, Feeding or Cropping former Dairy farm with a four bedroom dwelling and a range of traditional and modern buildings.

The land has been exceptionally well farmed and offers the perfect opportunity to acquire an outstanding farming unit nestled in its own rural oasis.

The property is available for sale by Private Treaty as a whole or in four separate lots

Sole Selling Agents:
C&D Rural,
Lakeside, Townfoot,
Longtown, CA6 5LY

01228 792 299 | office@cdrural.co.uk





KEY FEATURES

- Outstanding four-bedroom farmhouse with wraparound garden
- Situated in an elevated position with far reaching views towards the Solway Firth and the Lake District hills
- Lying at only 200 to 250 ft above sea level
- Located in the heart of Dumfries and Galloway which remains one of Scotland's truly rural counties
- Land extending to 110.72 Ha (273.59 acres) divided into 18 land parcels all within a ring fence
- Versatile range of buildings well equipped for growing and finishing livestock
- Private rural location but in close proximity to local amenities
- Available as a whole or in lots:
 - Lot 1 12.54 Ha (30.98 acres) including farmhouse and buildings.
 - Lot 2 41.15 Ha (101.68 acres) including 36.03 Ha (89.03 acres) currently down to temporary grassland and 5.12 Ha (12.65 acres) of mature amenity woodland.
 - Lot 3 56.18 Ha (138.83 acres) currently down to temporary grassland
 - Lot 4 0.86 Ha (2.13 acre) building plot with planning permission for a 3-bedroom bungalow

Location

Gillrigg sits on the outskirts of Lochmaben a rural town in the heart of Dumfries and Galloway with the county town of Dumfries located only 10 miles away. Schooling is available for children aged 3-12 at the local primary with Secondary education located at both Lockerbie and Dumfries.

All amenities you would expect of a rural town are found in Lochmaben to include a healthcare centre and pharmacy, local church, post office, public house and an array of independent high street shops.

Directions

From the centre of Lochmaben, heading North, keep right along the B7020, before leaving Lochmaben take a left turning along Nethermill road, continue along the road for 1.5 miles as the road bends keep to the right. At the first crossroads head straight over and continue for 1 mile where Gillrigg can be found on the left-hand side sitting in an elevated position but only 200 to 250 ft above sea level.

What 3 words - ///elbowed.cashiers.regaining





Lot 1

12.54 Ha (30.98 acres) with House and Buildings.

Gillrigg House.

Gillrigg House has been renovated to provide modern living accommodation whilst maintaining the traditional features you would expect to see from a property of this nature. The present owners have retained the original features and charm and have developed the original layout to create a warm and welcoming home.

The spacious house is filled with natural light with the property benefitting from a south facing direction. Most rooms offer wonderful views of the surrounding countryside.

The house, when accessed from the rear, is directly adjacent to the purpose built 5 bay car port.

The ground floor accommodation comprises a central hallway with doors off to a drawing room, sun lounge, dining room, kitchen and bedroom 4. At the rear of the property there is a glazed entrance porch with storage, utility room, pantry, downstairs bathroom and stone shelved larder.

Upstairs are a further 3 bedrooms, and a large family bathroom.

The central hallway is open plan to the welcoming sun lounge which offers panoramic views as far as the Lake District hills. There are French doors that open to the stone patio area offering the perfect sun trap on a summer's day.

The kitchen benefits from an electric double oven, hob and plenty of worktop space.

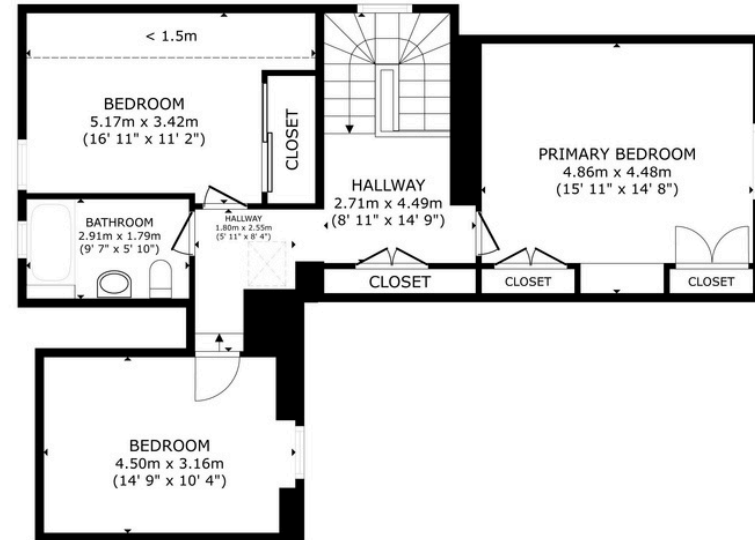
Gillrigg is approached by a sweeping private drive from the road up to an asphalt pad with a five bay car port to the rear of the property, a large stone patio is situated to the front. The lawned garden wraps around the property and is bounded by well-established herbaceous borders and arched decorative walls with integral lighting. Beyond the walls are magnificent views across the rolling green fields of Dumfries and Galloway towards Skiddaw to the south, Burnswark to the east and Queensberry to the north.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 207.6 m² (2,235 sq.ft.) FLOOR 2 74.7 m² (804 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 4.1 m² (44 sq.ft.)
 TOTAL : 282.3 m² (3,038 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Buildings

The steading sits to the rear of the farmhouse and consists of extensive livestock sheds and a modern straw barn together with all the ancillary structures to support a highly productive livestock and/or cropping enterprise, or conversion to a Dairy. Gillrigg is in the heart of Dairying country.

The farm buildings are supplied by mains water.

The buildings briefly comprise.

Building 1- Carport

19m x 7.5m

Five bay galvanised steel portal frame, asphalt floor

Building 2-Loose Cattle Housing

20m x 20m

Steel and Timber portal frame, concrete floor, feed passage along two sides

Cattle Handling System

Unistock cattle crush, crash barrier raceway, collection pens

Building 3- Loose Cattle Housing

50m x 23m

Steel portal frame, concrete floor, tin roof, housing for up to 80 head of mature cattle

Building 4- Feed Store

27m x 16.7m

Steel portal frame, stone/ concrete block walls, fibre cement roof, divided into three feed bunkers

Building 5- Slatted Cattle Housing

27m x 10.4m

Steel portal frame, slatted cattle housing with all the slats renewed in 2022 and comfort slat mats installed, feed passage on two sides, approximately 150,000 gallons of slurry storage.



The Buildings

Building 6- Loose Cattle Housing

27m x 15m

Steel portal frame, concrete floor, concrete panel walls, central feed passage.

Building 7- L Shape Traditional Stone Range

23.45m x 5.01m

Two storey stone building under slate roof with stone floor and games room on the second floor

Building 8- Hay Shed

35m x 15m

Steel portal frame, tin clad, tin roof, hardcore floor, built in 2005.

Silage Pit 1

20.3m x 22.5m

Earth bunded, concrete floor

Silage Pit 2

31.9m x 16.7m

Part concrete panel wall part earth bunded, concrete floor

Silage Pit 3

18.52m 24.4m

Concrete panel wall, 3 panel high, concrete floor, gully drain to effluent tank

Lot 1 extends in its entirety to 12.54 Ha (30.98 acres) the land is all in good heart and is either sown down to grass or grazed mature woodland. Lot 1 offers the opportunity for a small-scale farming, equestrian enterprise or commercial use subject to the necessary consents.



Lot 2

41.15 Ha (101.68 acres)

A well-shaped parcel of land extending to 41.15 Ha (101.68 acres). The block is divided into six enclosures consisting of 5.12 Ha (12.65 acres) of mature woodland and 36.03 Ha (89.03 acres) of fields. The land is accessed off the public highway.



Lot 3

56.18 Ha (138.83 acres)

56.18 Ha (138.83 acres) of fields divided into nine enclosures. The land is accessed via the public highway. The land also benefits from two hardcore tracks running North to South to access individual fields.



The Land

The land extends to 107.40 Ha (265.41 acre) divided into 18 land parcels, all parcels lie within a ring fence and have mains water or a natural supply.

This is a highly productive farm in a very good grass growing area, currently sown down to temporary grass, but most fields were rotationally cropped until recently.

All fields are analysed regularly and in good heart.



No	Field Ref	Ha	Acres	Land Use
1	NY 06228 87178	9.78	24.18	GRASS
2	NY 06090 87408	9.97	24.64	GRASS
3	NY 05883 87209	8.75	21.62	GRASS
4	NY 05640 87409	2.61	6.44	GRASS
5	NY 05836 87403	6.76	16.71	GRASS
6	NY 06248 87864	6.40	15.82	GRASS
7	NY 06118 87748	0.67	1.65	GRASS
8	NY 05641 87599	5.12	12.65	WOODLAND
9	NY 05632 87757	8.39	20.73	GRASS
10	NY 05911 87744	1.16	2.86	GRASS
11	NY 05871 87964	10.47	25.88	GRASS
12	NY 06038 88031	0.71	1.75	GRAZED WOODLAND
13	NY 05489 87965	1.47	3.63	GRASS
14	NY 05662 88112	7.62	18.84	GRASS
15	NY 06015 88336	8.95	22.11	GRASS
16	NY 06098 88477	9.23	22.80	GRASS
17	NY 05836 88439	6.48	16.02	GRASS
18	NY 05924 88656	2.86	7.08	GRASS
		0.86	2.13	BUILDING PLOT
		2.44	6.05	STEADING + TRACK
	TOTAL	110.72	273.59	

Lot 4

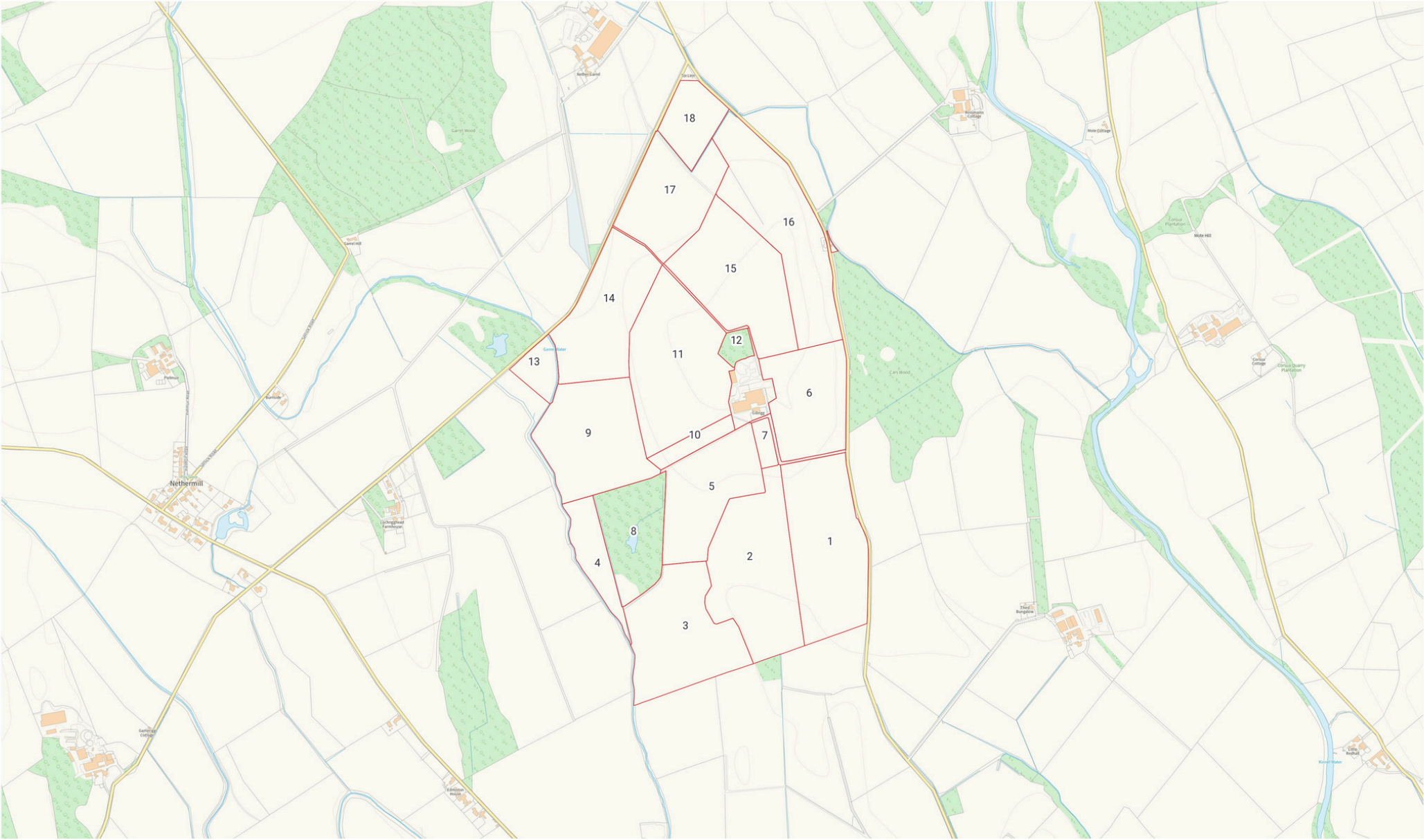
Gillrigg Cottage

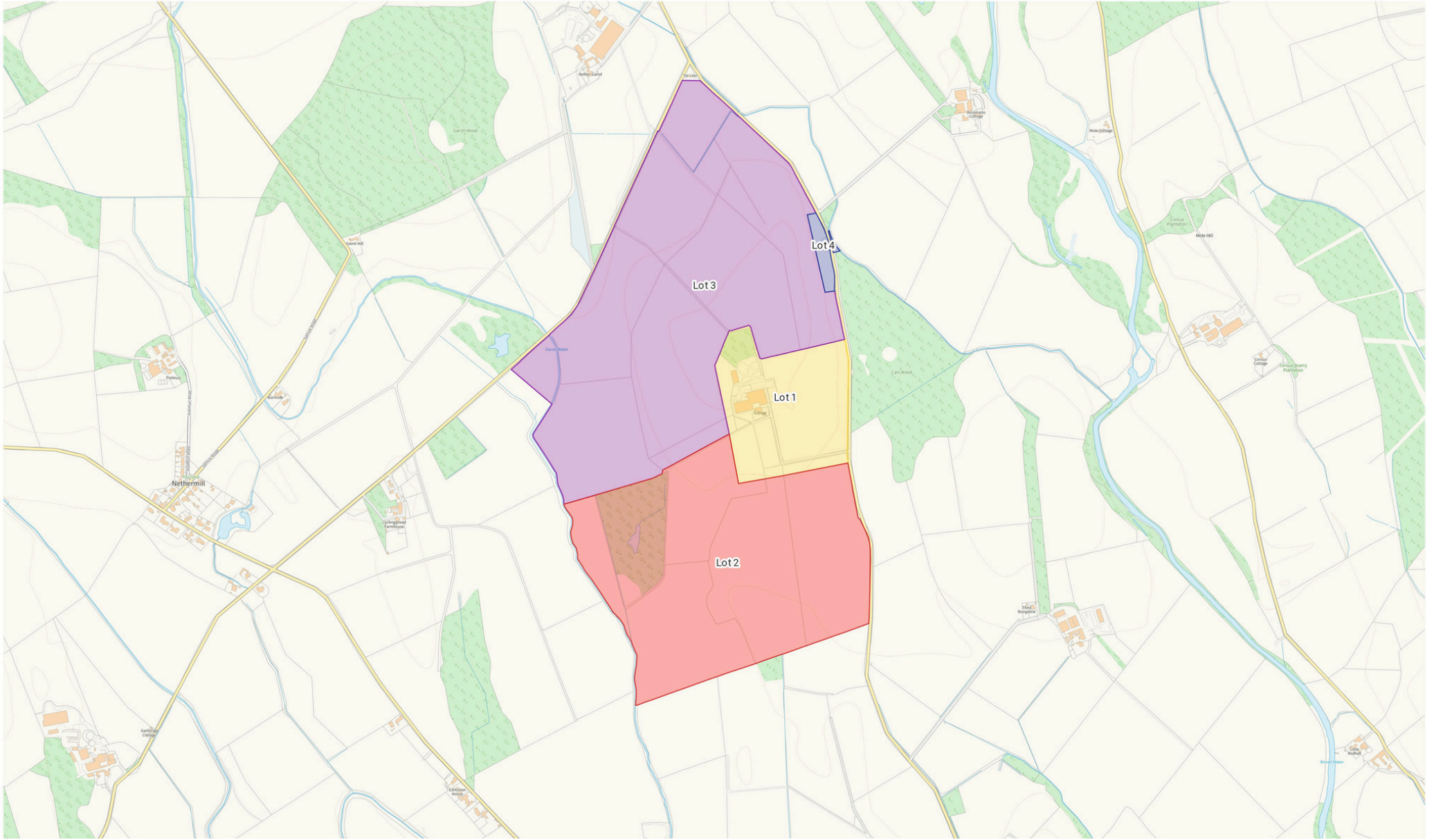
To the northwest of the holding is a 0.86Ha (2.13 acre) building plot site with planning permission for a 3 bedroom bungalow. Opposite the site there is a parking space for three cars across the road from the property. There is scope to provide lorry or light commercial parking. The site offers a good opportunity for family members that may work on the farm but wish to have their own property.

Both the foundations and the supply of services have been established, with the works taking place in 2016.

Full details of the planning permission can be accessed from Dumfries and Galloway Council's website under the planning reference 12/P/3/0057.









GILLRIGG

General Remarks and Stipulations

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 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.

Mines & Minerals: All mines and mineral rights are included insofar as they are owned.

Sporting rights: All sporting and fishing rights are included.

BPS: The land is all registered with SGRPID and extends to 110.65ha all of which has been claimed every year. No entitlements will be included within the sale. For the avoidance of doubt the seller will be retaining the entirety of the 2025 subsidy claim. The purchaser shall pay to the selling agents £150 + VAT to cover the costs of transferring the land through SGRPID.

Planning: Planning consent was granted in 2012 for a 3-bedroom bungalow under planning reference 12/P/3/0057. The foundations have been installed, and the seller understands that the planning has been secured. The site has mains electricity, water and a septic tank already installed.

Timber: All standing timber is included in the sale.

Ingoings: The purchaser shall be obliged to purchase any standing crop, feed bins, molasses tanks, slurry pump and straw at the value to an incoming occupier, liquid feed at cost and made 2024/2025 pit silage at £35 per m³. Should the purchaser of Lot 1 not require the silage the seller retains the right to arrange for sale of the silage off the farm until 28th February 2026

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale. Including the carpets, curtains and white goods within the house.

EPC Rating: Gillrigg Farmhouse – D

Solicitors: Holmes Mackillop Solicitors, 2 Barns Street, Ayr, KA7 1XA Tel. 01292 264 091 c/o Peter McNamara

Local Authority: Dumfries & Galloway Council

Council Tax: Dumfries and Galloway. Council Tax- E.

Septic Tank: The property is sold as seen and any drainage surveys or required works are to be undertaken at the purchasers expense. The septic tank is registered with the Scottish Environment Protection Agency (SEPA)

Entry Date: The date of entry and vacant possession will be available on the 30th November 2025, unless an alternative suitable arrangement can be reached.

Services: Gillrigg Farmhouse is served by mains water, mains electricity, private drainage and oil fired central heating. The property is served by superfast fibre Broadband . Mobile coverage within the area is good.

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

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural)

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May 2025