



GREENMERSE

NEW ABBEY, DUMFRIES AND GALLOWAY

Galbraith



GREENMERSE, NEW ABBEY, DUMFRIES AND GALLOWAY

A diverse farm with a modernised steading and two storey farmhouse in need of complete renovation.

New Abbey 4.5 miles ■ Dumfries 5.6 miles ■ Carlisle 38.3 miles
Glasgow 82.1 miles

FOR SALE AS A WHOLE OR IN TWO LOTS

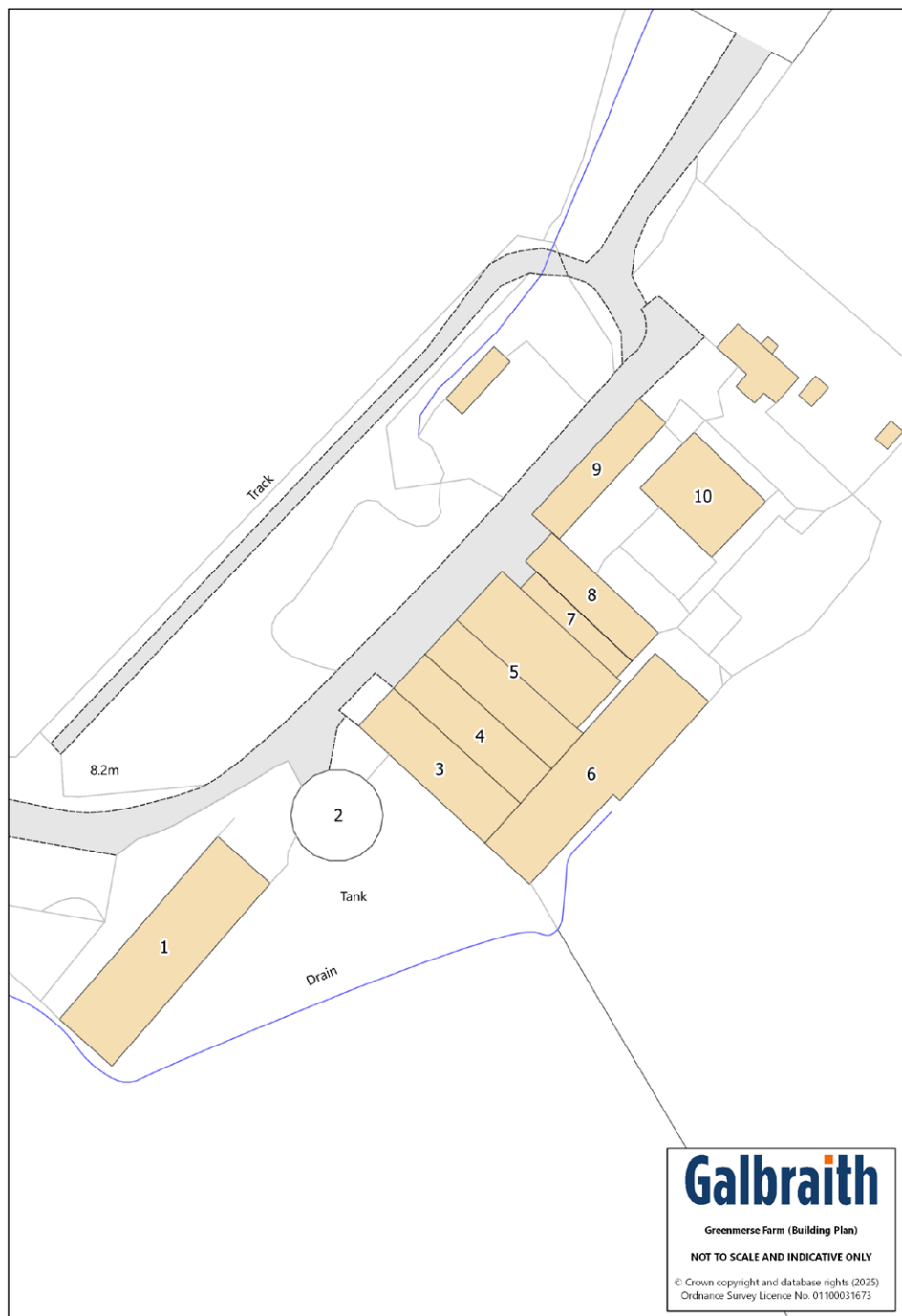
Lot 2 not to be sold before Lot 1.

- **Lot 1:** Three bedroom farmhouse in need of complete renovation, mixed steading and 19.50 acres (7.89 hectares) of land.
Offers Over £395,000
- **Lot 2:** Grazing, silage and merse land extending to 340.08 acres (137.63 hectares).
Offers Over £1,400,000
- As a whole: Farmhouse, steading and 359.58 acres (145.52 hectares) of land.
Offers Over £1,795,000

Galbraith

Castle Douglas
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SITUATION

Greenmerse Farm is just under 5 miles from the village of New Abbey, which is famous for Sweetheart Abbey, whose ruins are a landmark in the area. New Abbey also boasts a primary school, village hall, church, a popular village tearoom, village shop, small hotel, and a working water powered corn mill. Dumfries which is approximately 5.5 miles away is the principal town in the area, and provides a wide range of schools, shops, retail outlets, and other services including a major hospital, the Dumfries and Galloway Royal Infirmary. Dumfries is also home to the Crichton campuses of both Glasgow University and the University of West of Scotland.

DESCRIPTION

Greenmerse Farm is currently farmed as a productive sheep unit, extending to 359.58 acres (145.52 hectares). The vendor currently runs 700 breeding ewes and 150 hogs. The steading has been recently extended and modernised to provide versatile buildings suitable for a range of operations. The land is currently used for grazing but has silage capabilities with areas of merse and grazed woodlands. The farmhouse has been unoccupied for around 10 years and is now in need of complete renovation with view across the merse and River Nith. Greenmerse Farm provides an excellent opportunity to acquire a diverse holding, either to extend an existing operation or as a self-contained standalone unit. Given the diverse nature of the land, the holding is likely to have many natural capital and conservation opportunities, particularly around the merse and woodland areas. The vendor has a flexible approach and would be willing to discuss alternative lotting if of interest.

METHOD OF SALE

Greenmerse is offered for sale as a whole or in 2 lots.

The vendor has a flexible approach and would be willing to discuss alternative lotting if of interest.

LOT 1 - GREENMERSE FARMHOUSE, STEADING AND 19.50 ACRES OF LAND

Greenmerse Farmhouse

Greenmerse Farmhouse is situated in a north east facing position, to the edge of the steading, with a good sized garden which is laid to grass. The traditional farmhouse is currently redundant having not been occupied for circa 10 years and needs extensive works carried out. The property is of rendered stone construction with accommodation over two floors with three bedrooms. The property has huge development potential to make an attractive family home with views over open countryside. Any interested party would need to make their own enquiries with the local planning department with regards redevelopment.

Farm Buildings

Greenmerse Farm benefits from a well-equipped farm steading which has been extended and modernised in recent years. The buildings lie to the south west of the farmhouse with a traditional courtyard and more modern buildings behind. The steading is currently used as part of a sheep enterprise but is very diverse and would lend itself well to housing cattle, equestrian uses or any other purpose. The farm buildings comprise:

1 - General Purpose Shed 1 (40.89mx 12.12m)

Steel portal frame construction under a fibre cement roof with a concrete floor and new Yorkshire board cladding. Side feed passage to one end.

2 - Slurry Store

3 - Loose Housing (27.03m x 9.17m)

Steel portal frame construction under a fibre cement roof with a concrete floor and fibre cement cladding. Fixed yokes with a side feed passage. Currently used as a lambing shed.

4 - General Purpose Shed 2 (27.03m x 5.42m)

Steel portal frame construction under a fibre cement roof with a concrete floor.

5 - Former Indoor Silage Pit/General Purpose Shed (26.91m x 21.57m)
Steel portal frame construction under a fibre cement roof with a concrete floor, box profile cladding and wooden sleeper panels. Fixed yokes with a side feed passage to General Purpose Shed 2.

6 - Sheep Shed (43.41m x 11.61m)
Steel portal frame construction under a fibre cement roof with a concrete floor and Yorkshire board and box profile cladding. This shed has been recently extended and modernised.

7 - Lean To (22.19m x 3.36m)
Tin roof and adjoins building 5 and 8.

8 -Traditional Barn (25.16m x 6.33m)
Brick construction with a slate roof. The roof has partially collapsed on this building.

9 - Traditional Byre (26.60m x 4.79m)
Stone and brick construction with a slate roof. This building is currently used as storage.

10 - General Purpose Shed 3 (16.32m x 12.13m)
Steel portal frame construction under a fibre cement roof with a concrete floor and tin cladding/ walls.

Two static caravans which are located at Greenmerse steading and are available via separate negotiation.

Land
Lot 1 extends to approximately 19.50 acres (7.89 hectares). The land is principally classified as Grade 3(2) with a small area classified as Grade 6(3) by the James Hutton Institute. The land rises from approximately 8.0m to 10.3m above sea level at its highest point. The average rainfall for the region is between 66.98mm to 132.29mm. The fields are of a good size, enclosed by post and ryelock fencing, and are directly accessed via the farm steading or road, with further field-to-field accesses.

LOT 2 – 340.08 ACRES (137.63 HECTARES)

- 62.37 acres (25.24 ha) of silage land
- 95.60 acres (38.69 ha) of grazing land
- 153.33 acres (62.05 ha) of rough grazing and merse
- 28.81 acres (11.66 ha) of woodland and forestry

Lot 2 extends to approximately 340.08 acres (137.63 hectares) of bare land. The land is principally classified as Grade 3(2) and 6(3) by the James Hutton Institute. The land rises from approximately 3.5m to 15.7m above sea level at its highest point. The fields are of a good practical size, predominantly enclosed by post and ryelock fencing, mainly accessed via the internal farm track with further excellent field-to-field accesses. The merse land is a Site of Special Scientific Interest as well as a Special Area of Conservation and Special Protection Area and as a such, is subject to a stocking restriction.

The whole extends to:

	Acres	Hectares
Silage	62.37	25.24
Grazing	115.10	46.58
Rough Grazing & Merse	153.33	62.05
Woodland	28.81	11.66
Total	359.58	145.52





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Greenmerse Farm	Private-Borehole	Septic Tank	Mains	N/A	N/A	Freehold	N/A

IACS

All the farmland is registered for IACS purposes and the farm code is 82/507/0125.

NITRATE VULNERABLE ZONE (NVZ)

The land at Greenmerse is included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2019

Basic Payment Entitlement was established on 15th May 2015. There are 71.75 Region 1 and 70.55 Region 2 Basic Payment Entitlements included in the sale. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the purchaser will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2025 for the remainder of the scheme year.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area Severely Disadvantaged.

HISTORIC SCOTLAND

There are no Historic Scotland landmarks on any of the land.

LOCAL AUTHORITY

Dumfries and Galloway Council, Carruthers House, English Street, Dumfries, DG1 2DD
Tel: 01387 260000 Fax: 01387 260225 www.dumgal.gov.uk

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Scottish Government, Agriculture and Rural Economy, 161 Brooms Road, Dumfries, DG1 3ES

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

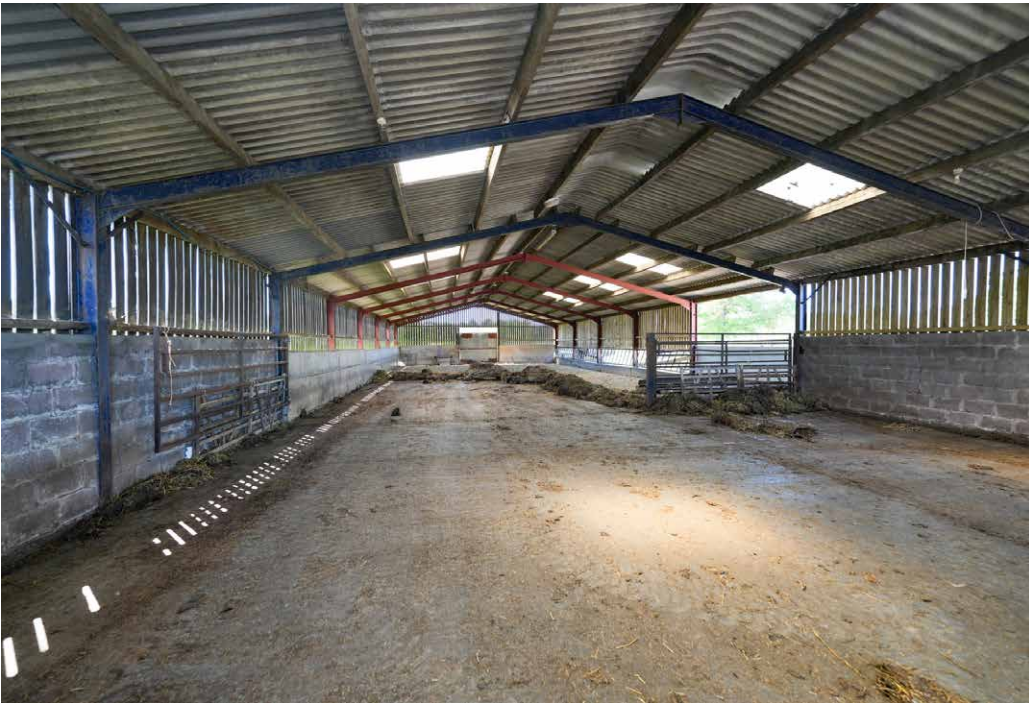
SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

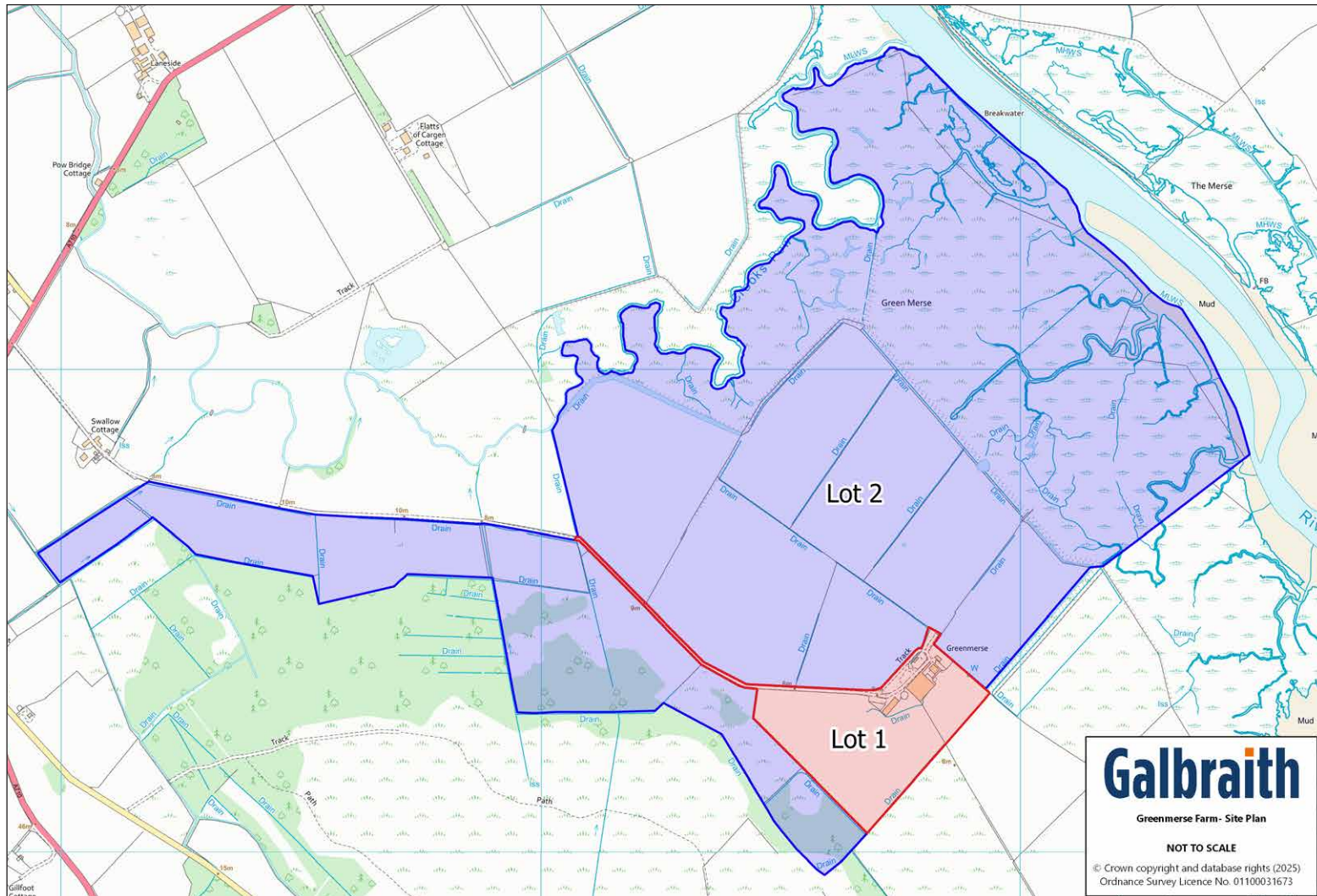
INGOING VALUATION

The purchaser of Greenmerse Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.







DIRECTIONS

From Dumfries take the A710 heading towards New Abbey. Travel through the village of Islesteps and carry on along the A710. 1.5 miles along this road, turn left along the single track road, directly after the signpost for Mabie Farm Park to the right. Continue along this road and after 1.3 miles Greenmerse Farm will be found.

POST CODE

DG2 8EY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: fine.packet.cabbages

SOLICITORS

McJerraw & Stevenson, 55 High Street, Lockerbie, DG11 2JJ

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

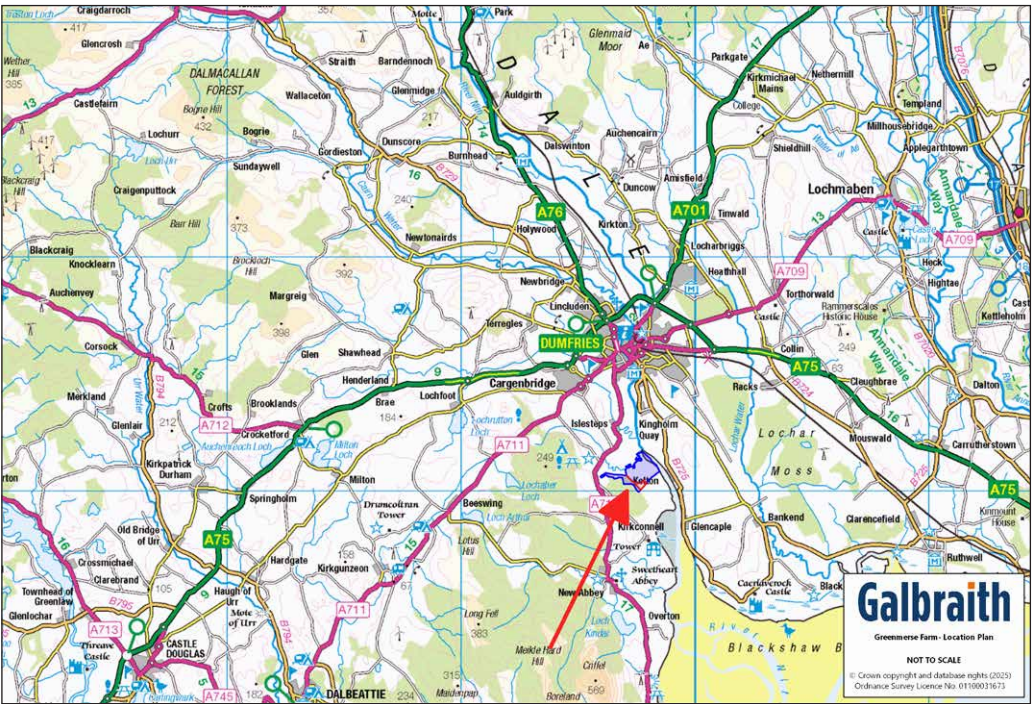
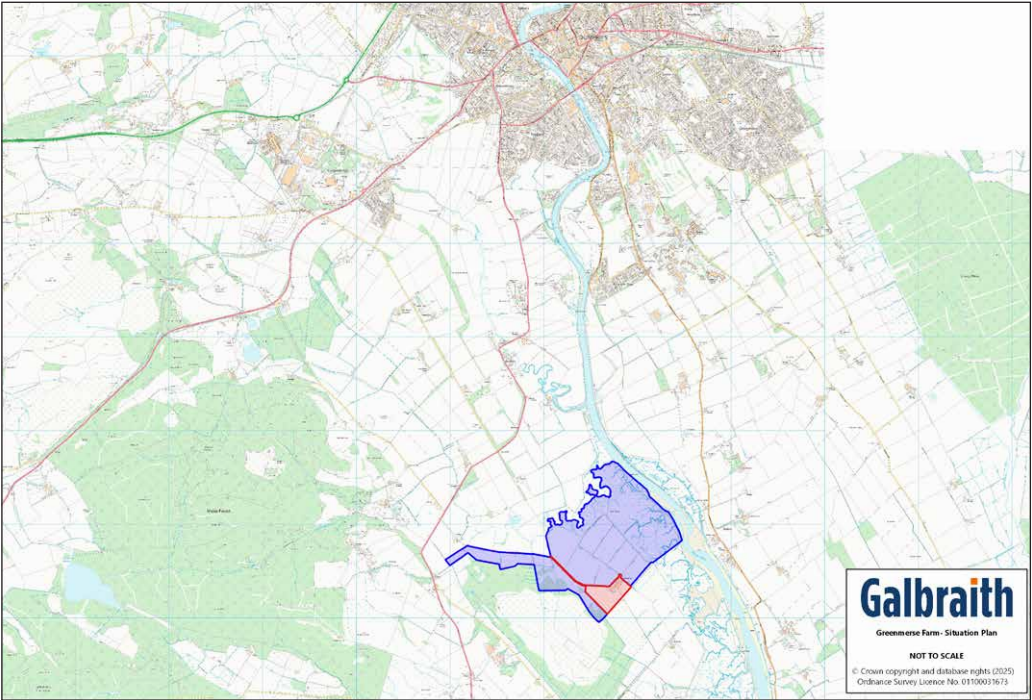
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

MORTGAGE FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Alistair Christie in confidence on 07500 794201 Email: alistair.christie@galbraithgroup.com

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2025.





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